

NAME: _____
DATE: _____
BOOK #: _____

Port Covington

EAST END & FOUNDERS PARK

**PRESENTATION TO THE URBAN
DESIGN & ARCHITECTURE
REVIEW PANEL**

May 05, 2016



Port
Covington

**EAST END &
FOUNDERS PARK**
Introduction

CAROLINE PAFF
Sagamore Development
Vice President

UDARP PRIOR ACTIONS & RELATED PROJECTS

PORT COVINGTON MASTER PLAN

Jan 7, 2016
Systems
DISCUSSION

MAY 26, 2016
Phased Masterplan

Hanover Street and West End District

Mar 3, 2016
Ecology + Streetscape Diversity
DISCUSSION

Feb 18, 2016
DISCUSSION

Mar 24, 2016
DISCUSSION

Cromwell Street, Urban Plaza and East Waterfront

Jan 28, 2016
East
Waterfront
Park
SCHEMATIC
APPROVAL WITH
COMMENTS

Mar 3, 2016
East
Waterfront
Park
FINAL DESIGN
CONTINUED

Apr 14, 2016
DISCUSSION

East End and Founders Park

MAY 5, 2016
DISCUSSION

UNDER ARMOUR MASTER PLAN

Jan 28, 2016
RECOMMENDED APPROVAL
WITH COMMENTS

SAGAMORE SPIRIT DISTILLERY

June 25, 2015
RECOMMENDED APPROVAL
WITH COMMENTS

JAN

FEB

MAR

APR

MAY

JUN

JUL

URBAN DESIGN GOALS

Create a sense of arrival and make it a destination.

Make strong connections between uses, ecology and people.

Induce multi-modal behaviors through great design and investment in the public realm.

Make it walkable.

Include multiple points of view to ensure diversity and plan resiliency.

Innovate.

APRIL 14 2016 FRAMEWORK



WESTPORT

SOUTH BALTIMORE

RIVERSIDE

SOUTH LOCUST
POINT

MIDDLE
BRANCH

WINANS COVE

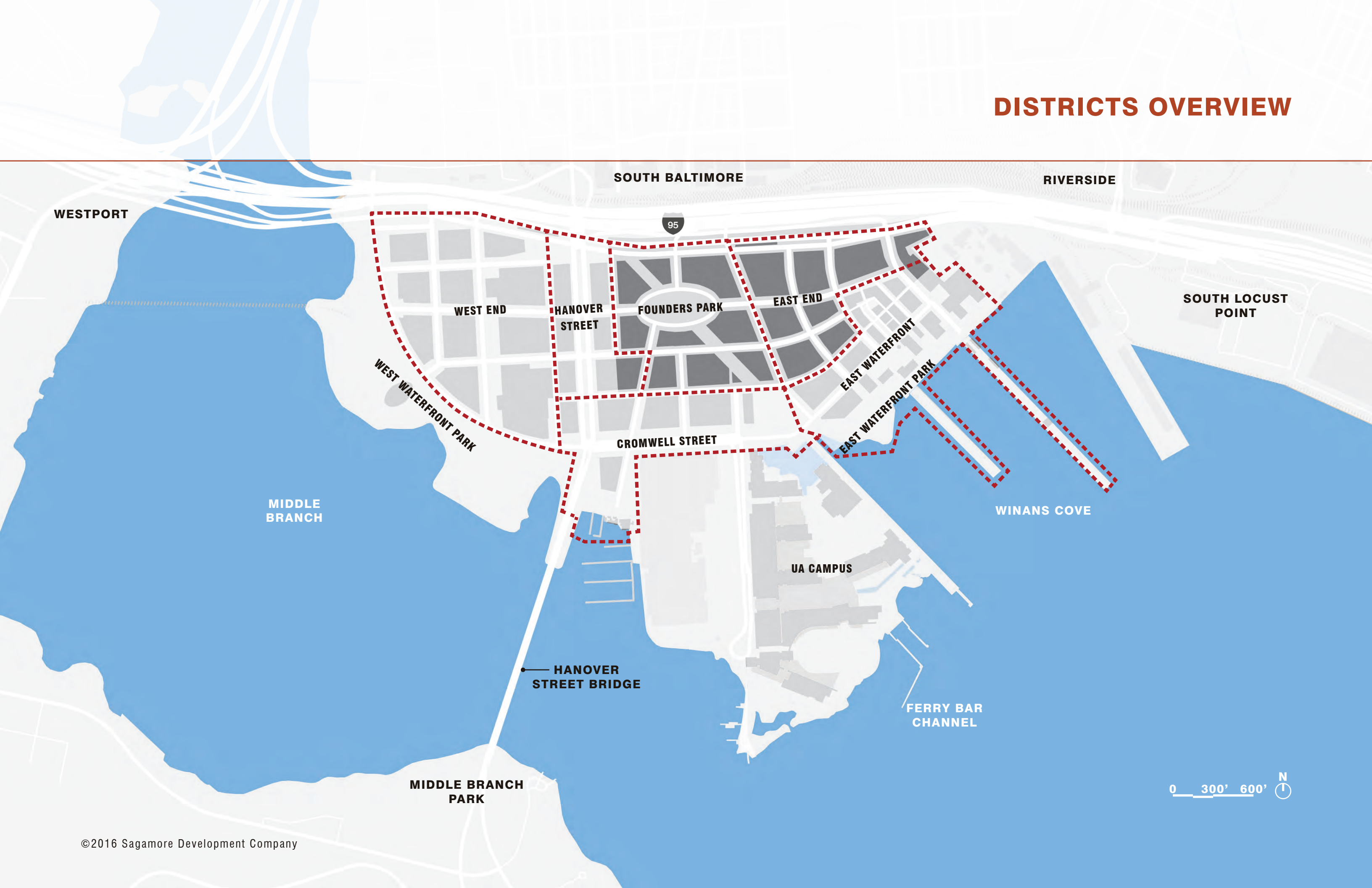
HANOVER
STREET BRIDGE

FERRY BAR
CHANNEL

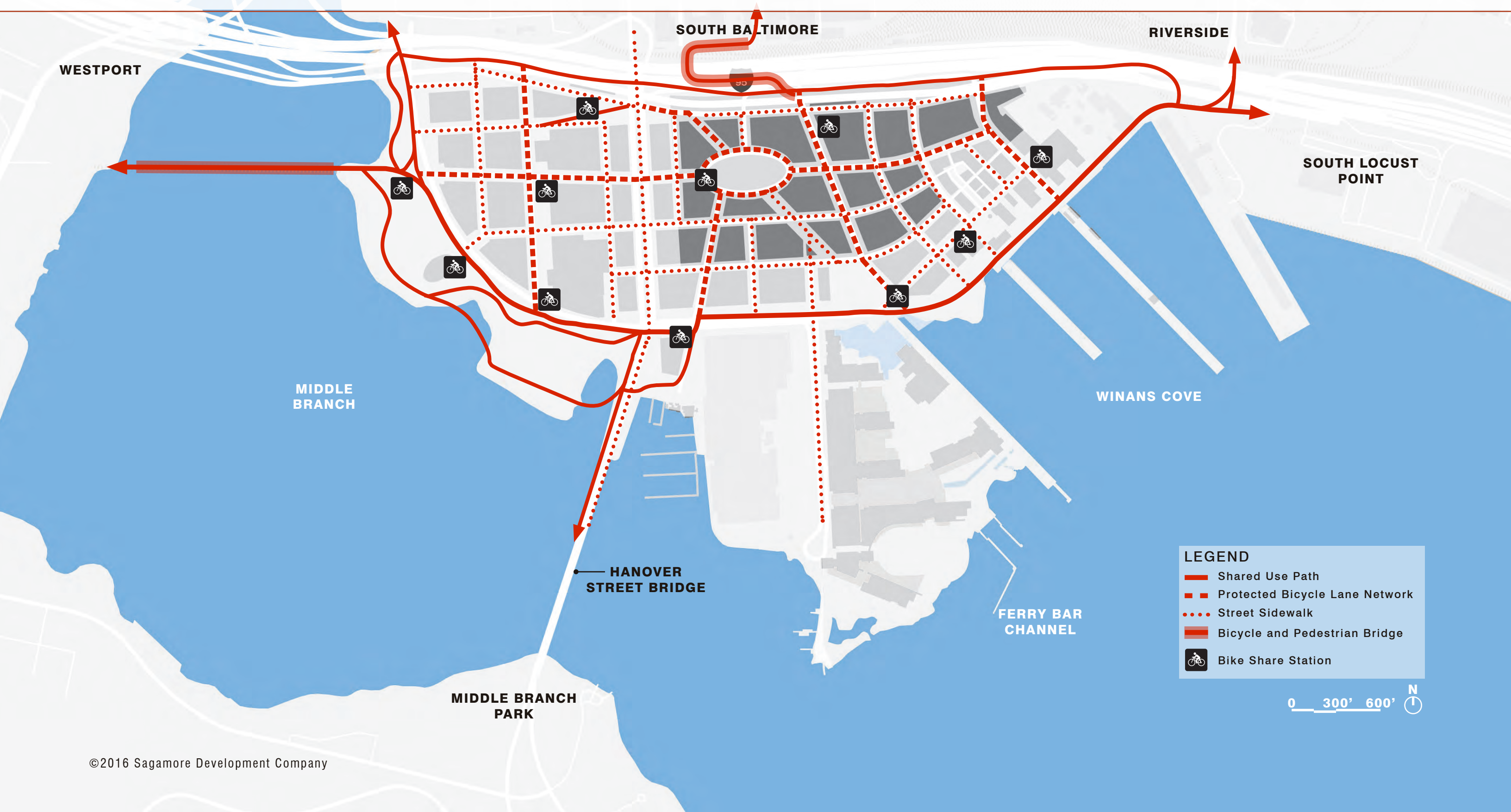
MIDDLE BRANCH
PARK



DISTRICTS OVERVIEW



BICYCLE AND PEDESTRIAN NETWORK

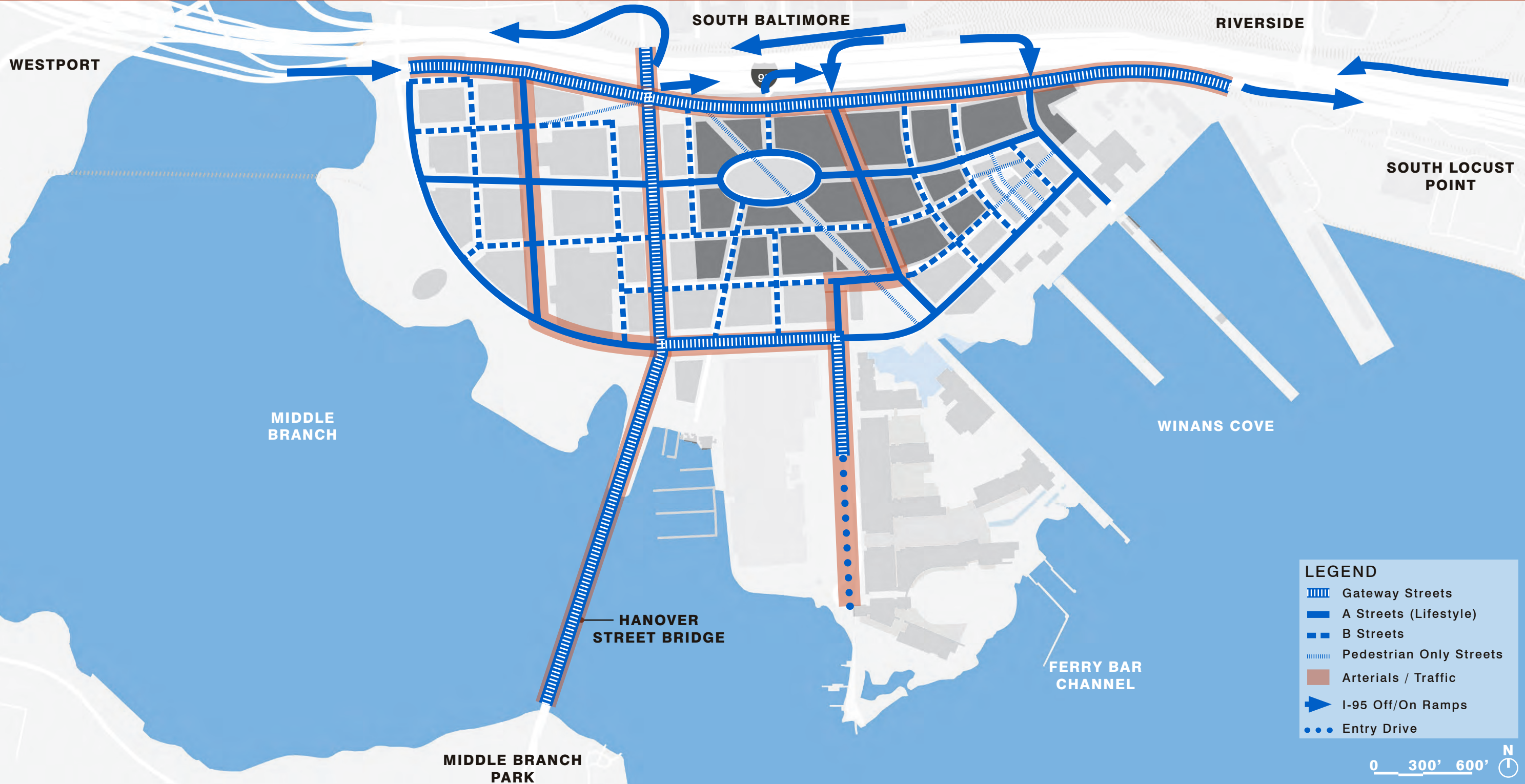


LEGEND

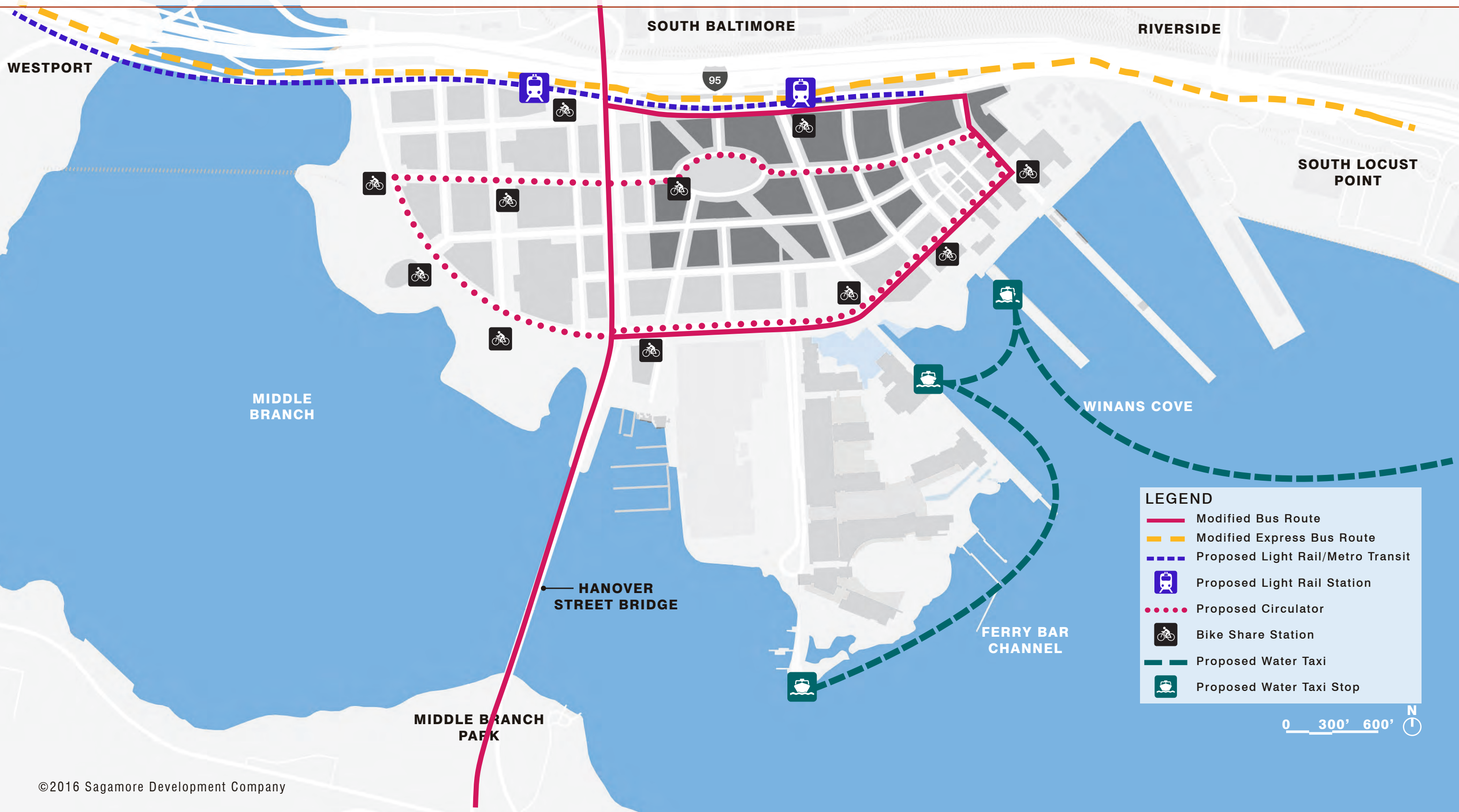
- Shared Use Path
- Protected Bicycle Lane Network
- Street Sidewalk
- Bicycle and Pedestrian Bridge
- Bike Share Station



STREET TYPOLOGIES



TRANSIT CIRCULATION



LEGEND

- Modified Bus Route
- Modified Express Bus Route
- Proposed Light Rail/Metro Transit
- Proposed Light Rail Station
- Proposed Circulator
- Bike Share Station
- Proposed Water Taxi
- Proposed Water Taxi Stop



PANEL COMMENTS

Consider the composition and width of Cromwell Street.

Recommend moving bike path to the south side of Cromwell.

More clearly define the urban plaza and refine parking, vehicular, bike and pedestrian plan.

Clarify the open space internal to the the block north of Sagamore Spirit and the open space plaza at the terminus of East Cromwell.

PRESENTATION OVERVIEW

CROMWELL & URBAN PLAZA
RESPONSE TO COMMENTS

David Manfredi, Elkus Manfredi Architects

EXISTING CONDITIONS & SITE CHARACTER
EAST END & FOUNDERS PARK

Addison Palmer, STV Inc.

DEVELOPMENT & MASSING
EAST END & FOUNDERS PARK

David Manfredi, Elkus Manfredi Architects



Port
Covington

**CROMWELL &
URBAN PLAZA**
Response to Comments

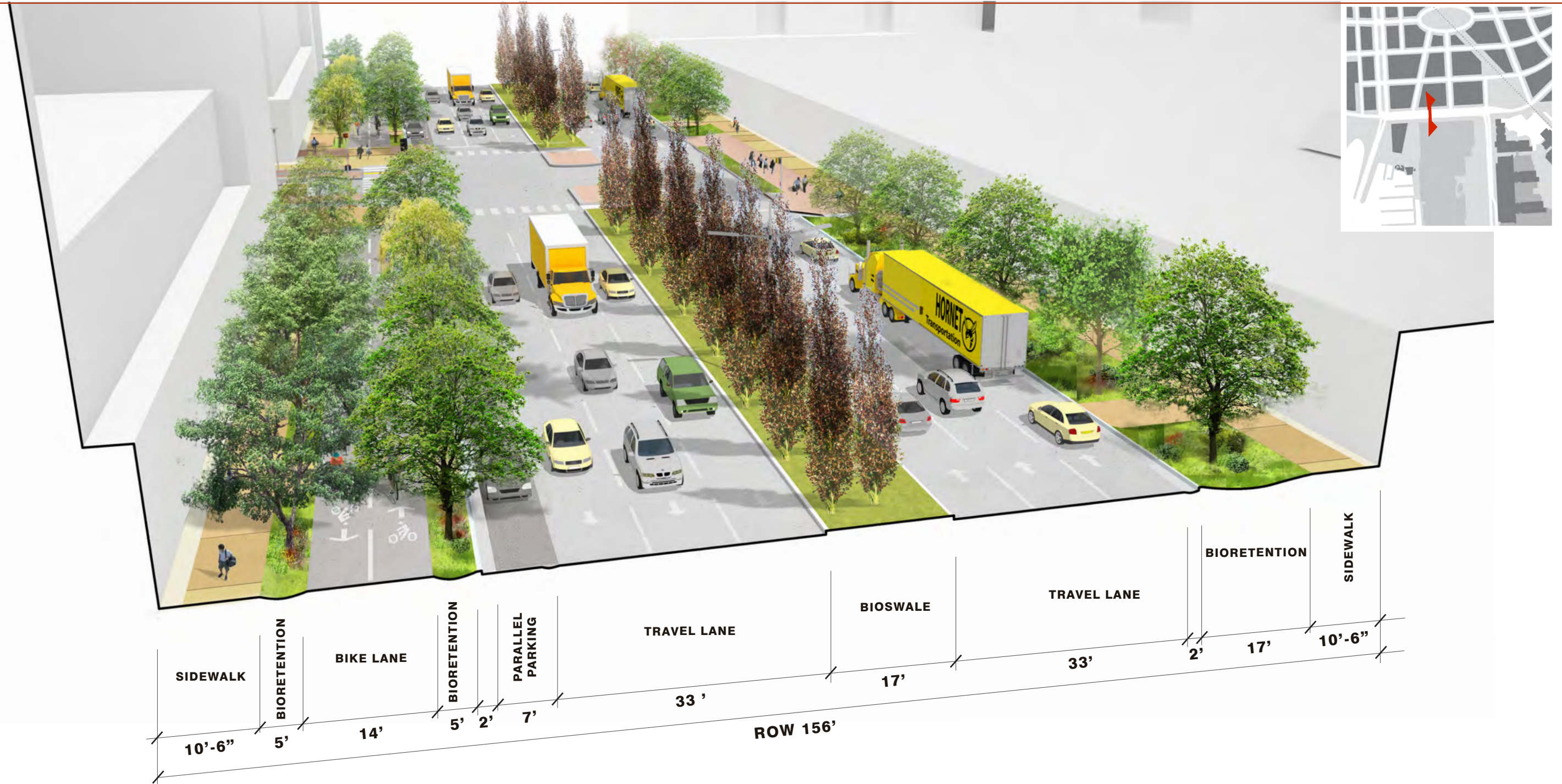
DAVID MANFREDI FAIA, LEED AP

Elkus Manfredi Architects
Principal

APRIL 14 2016 - CROMWELL STREET



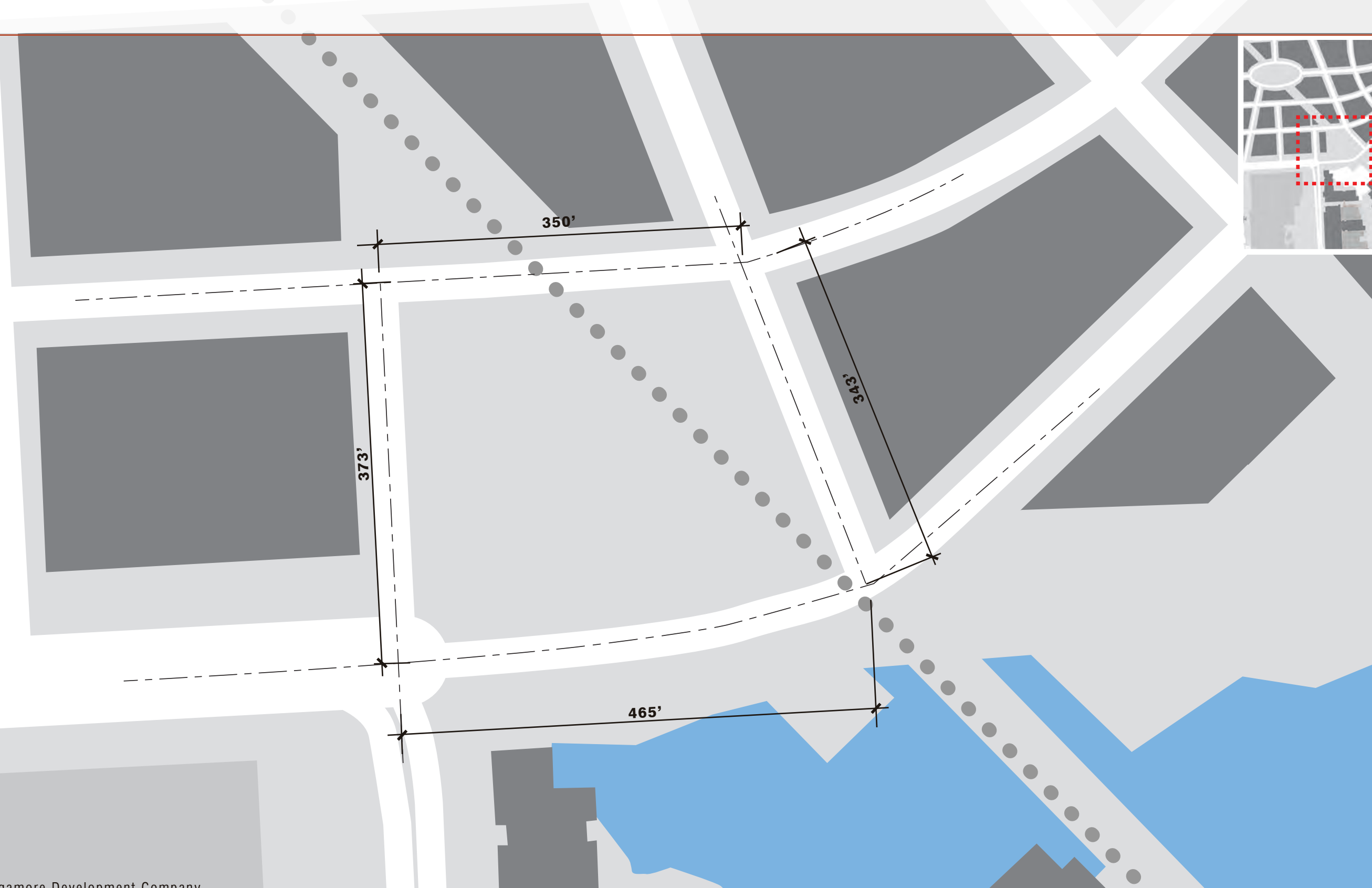
CROMWELL STREET



CROMWELL STREET DISTRICT
AERIAL VIEW FROM THE WEST

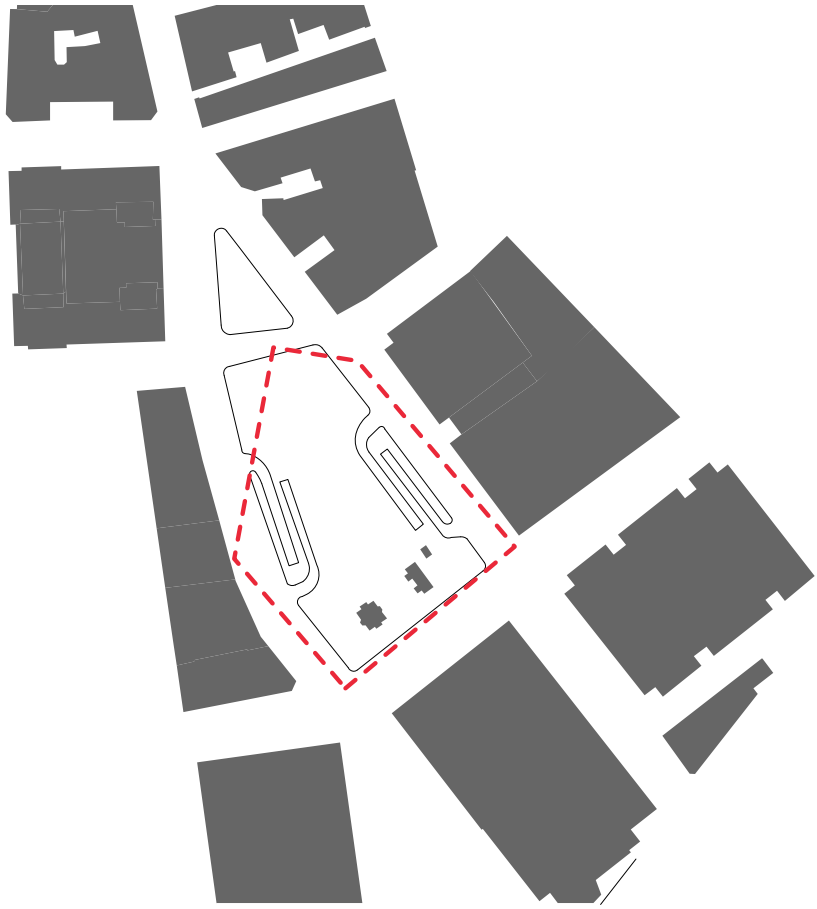


APRIL 14 2016 - URBAN PLAZA



URBAN PLAZA SCALE COMPARISON

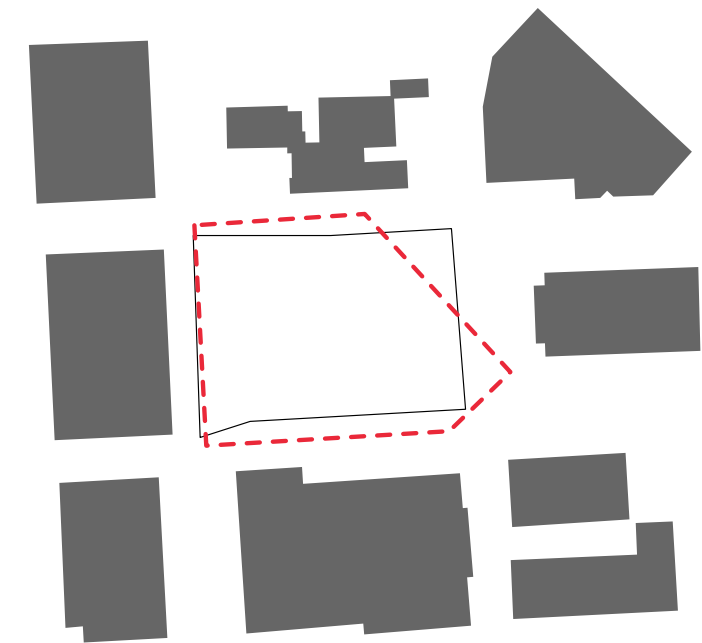
POST OFFICE SQUARE, BOSTON



0 100' 200'
1.7 ACRES

URBAN PLAZA SCALE COMPARISONS

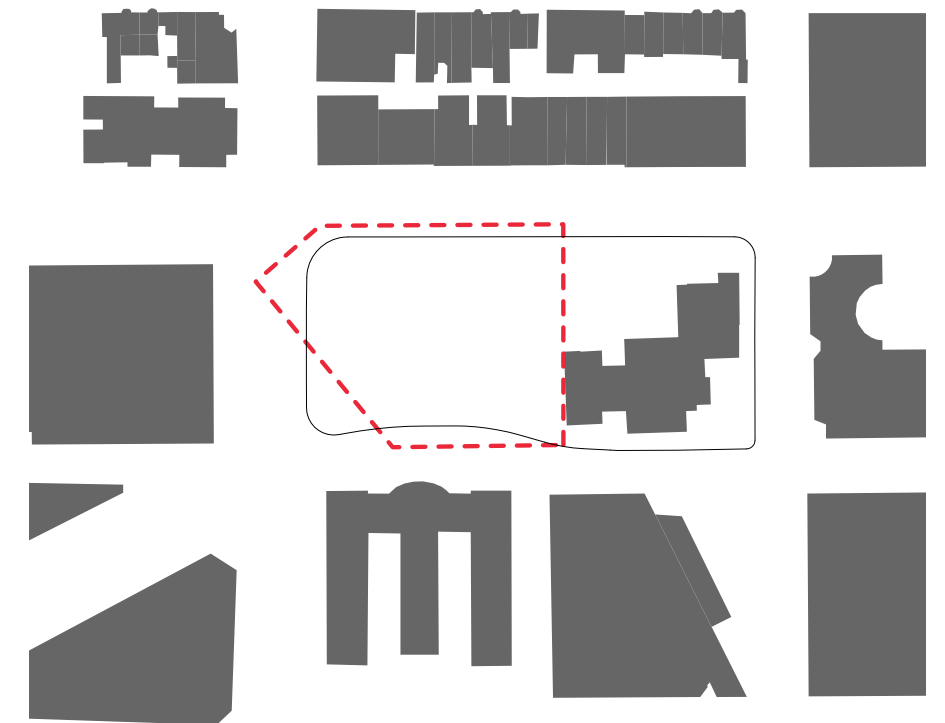
WAR MEMORIAL PLAZA, BALTIMORE



0 100' 200'
1.7 ACRES

URBAN PLAZA SCALE COMPARISONS

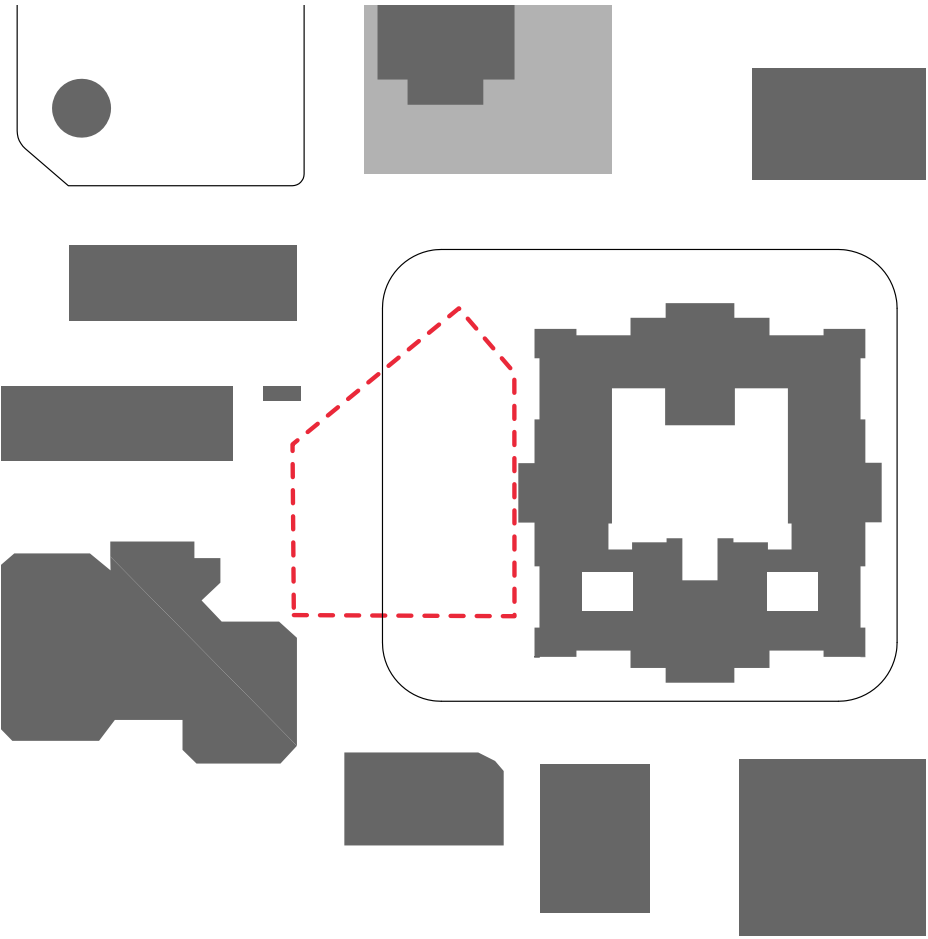
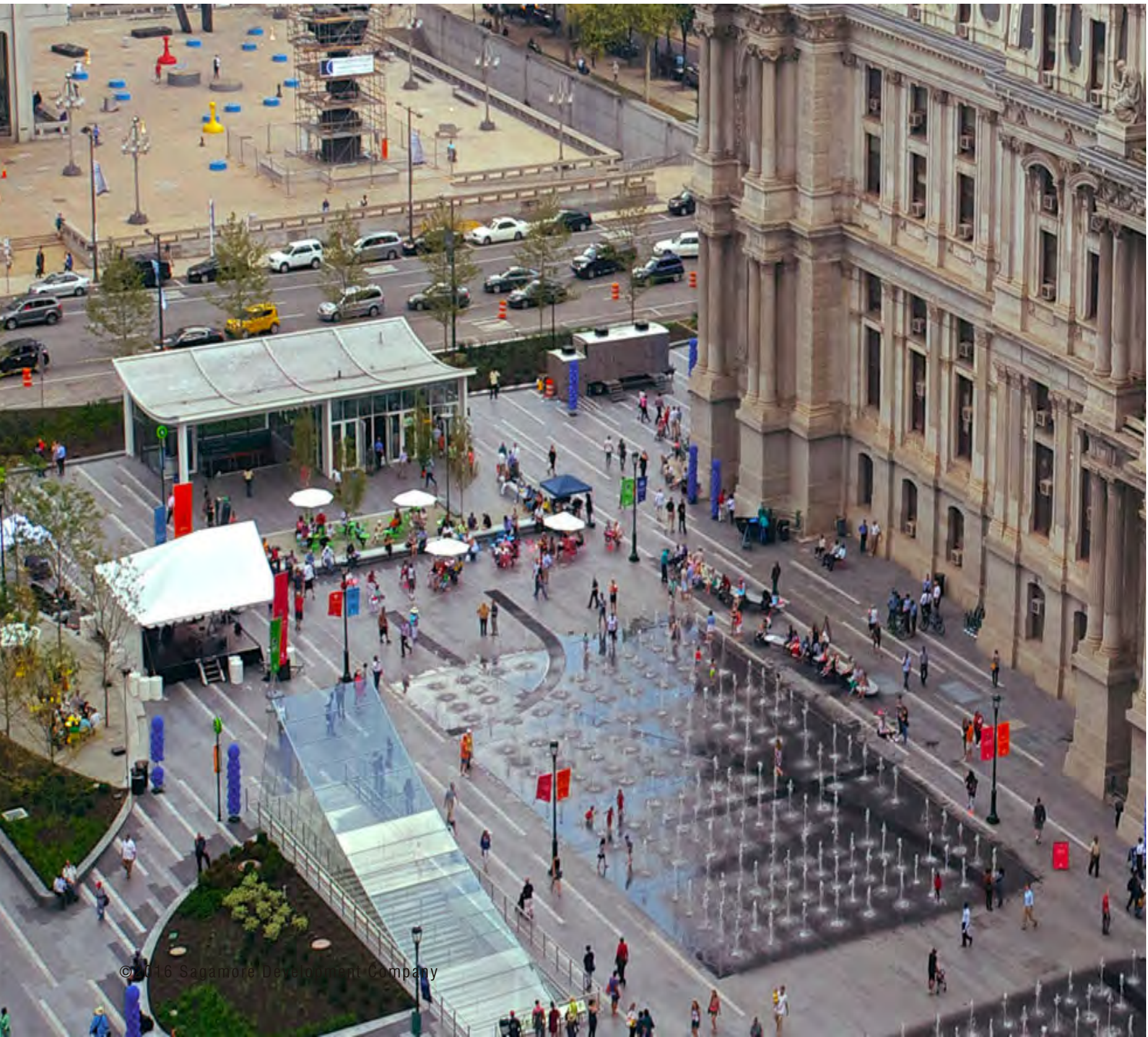
COPLEY SQUARE, BOSTON



0 100' 200'
1.8 ACRES

URBAN PLAZA SCALE COMPARISON

DILLWORTH PARK, PHILADELPHIA



0 100' 200'
2.75 ACRES

URBAN PLAZA CROMWELL STREET



E. CROMWELL STREET

LEGEND

- Vehicular Circulation
- Shared Use Path
- Protected Bike Lane
- Potential Parking
- Green Spaces

URBAN PLAZA

VIOLET STREET

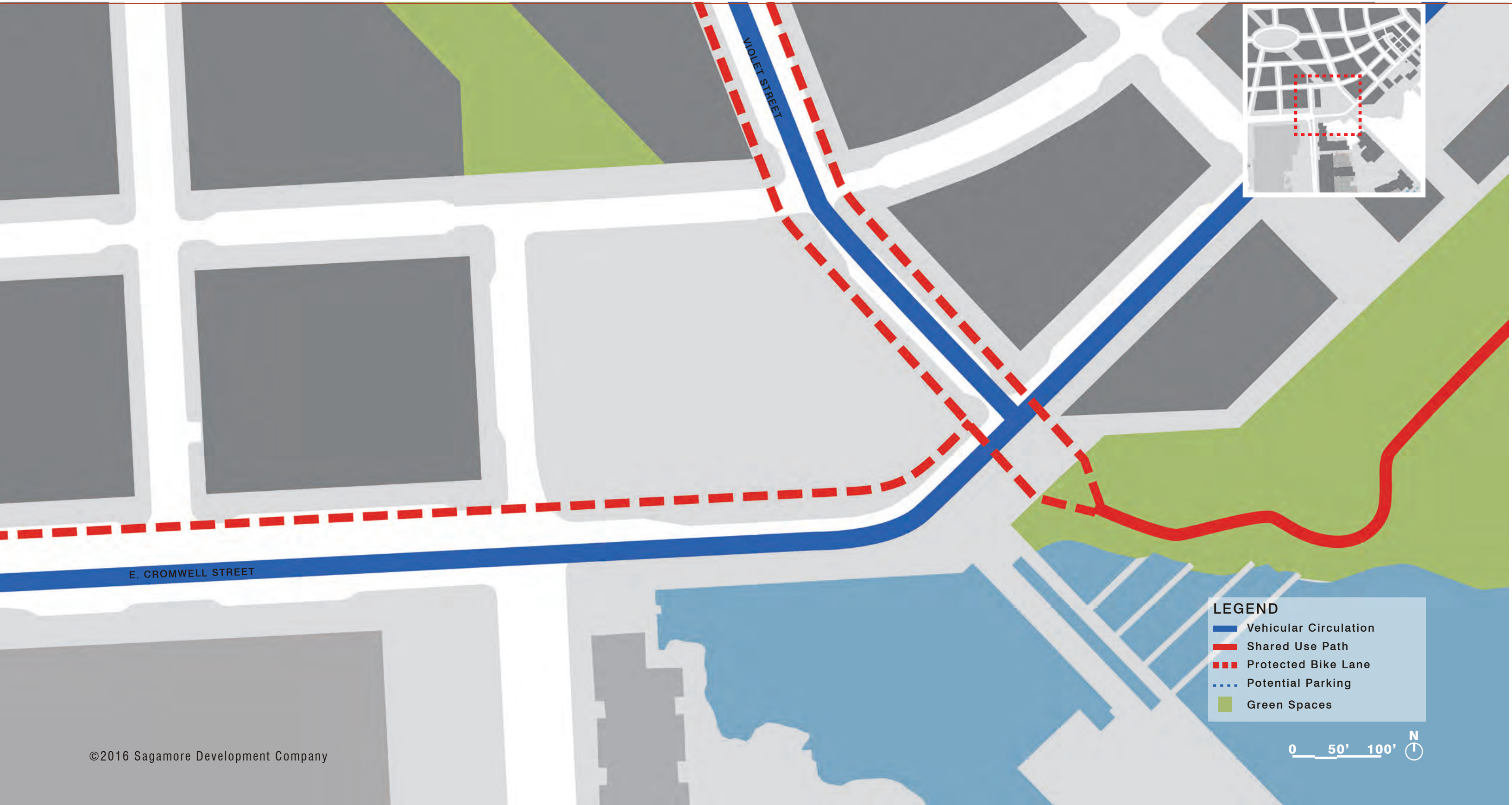


LEGEND

- Vehicular Circulation
- Shared Use Path
- Protected Bike Lane
- Potential Parking
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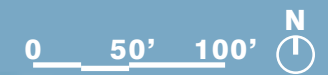


URBAN PLAZA BICYCLE NETWORK



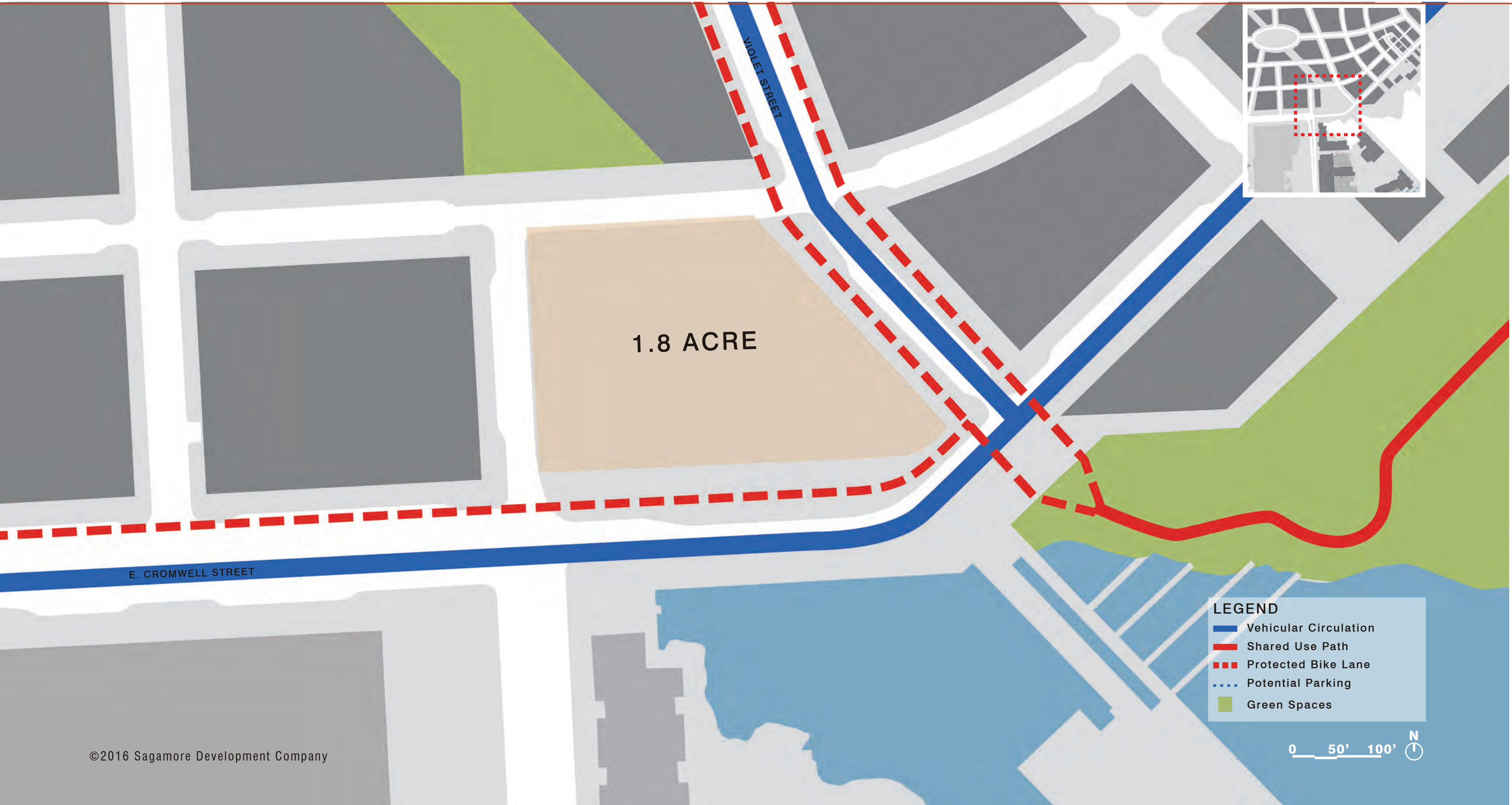
LEGEND

- Vehicular Circulation
- Shared Use Path
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URBAN PLAZA

URBAN PLAZA OUTLINE



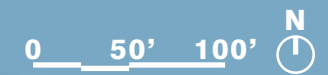
1.8 ACRE

E. CROMWELL STREET

VIOLET STREET

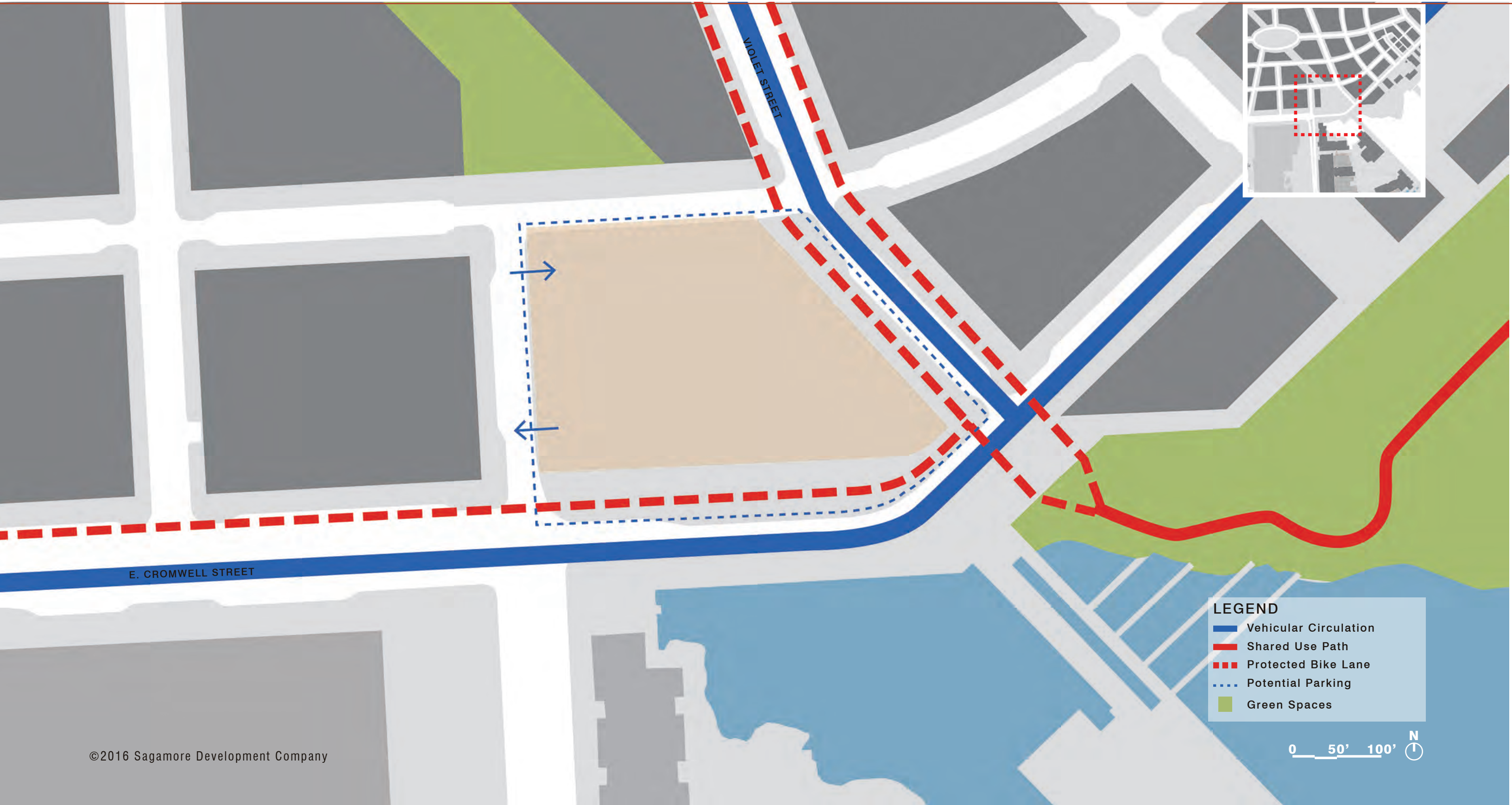
LEGEND

- Vehicular Circulation
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URBAN PLAZA

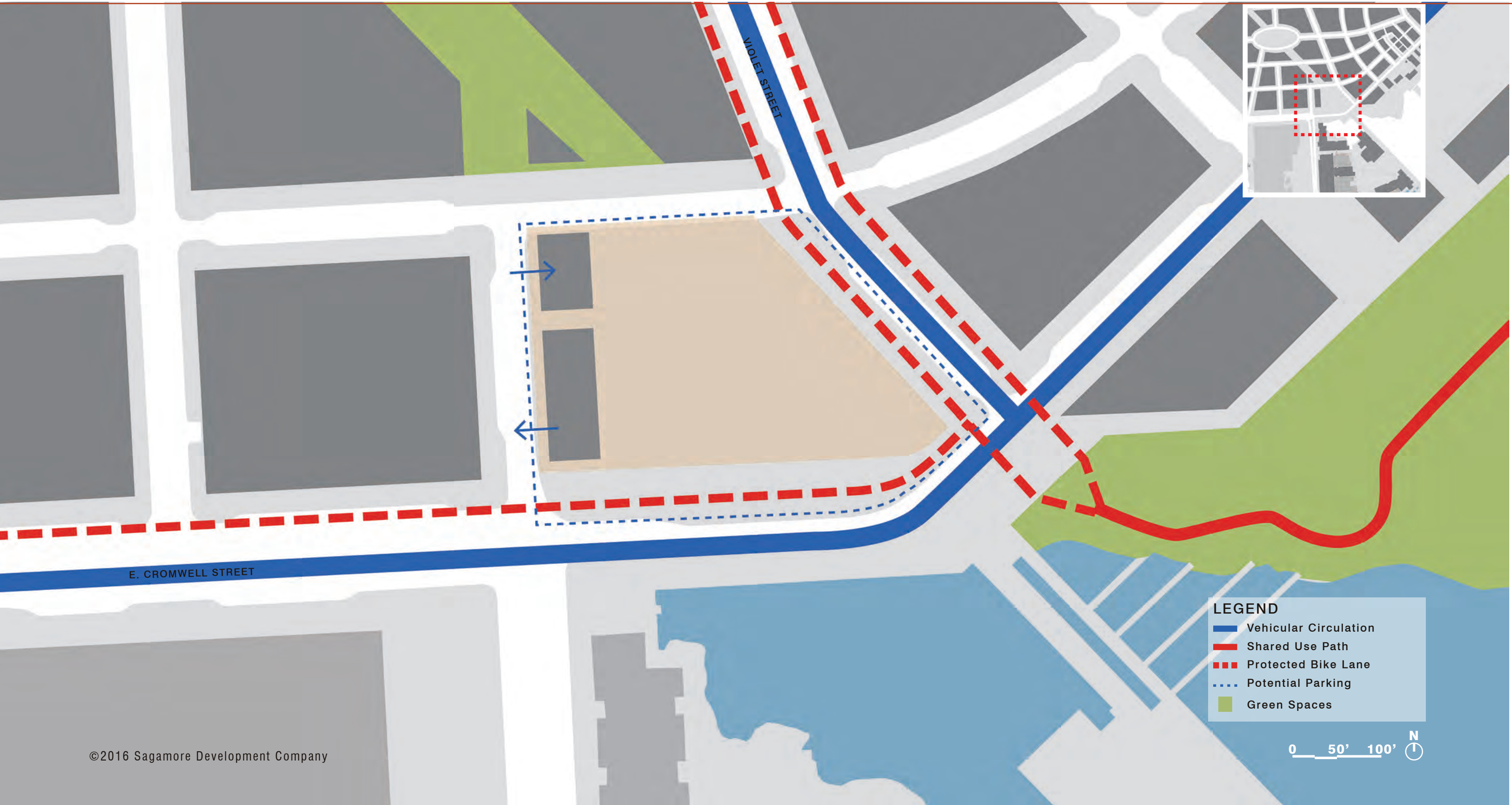
POTENTIAL UNDERGROUND PARKING



LEGEND

- Vehicular Circulation
- Shared Use Path
- Protected Bike Lane
- Potential Parking
- Green Spaces

URBAN PLAZA PAVILIONS

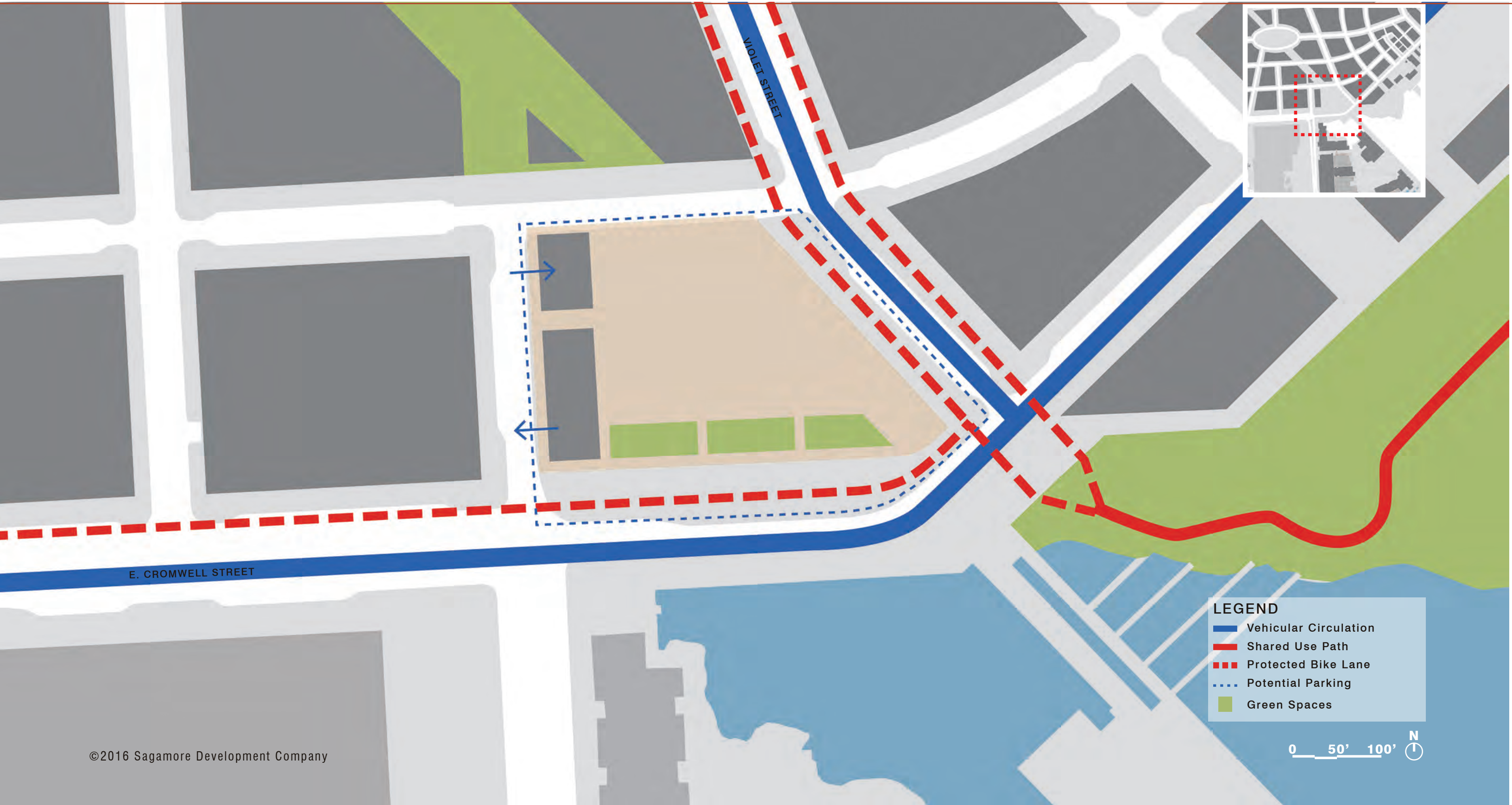


LEGEND

- Vehicular Circulation
- Shared Use Path
- Protected Bike Lane
- Potential Parking
- Green Spaces



URBAN PLAZA GREEN EDGE

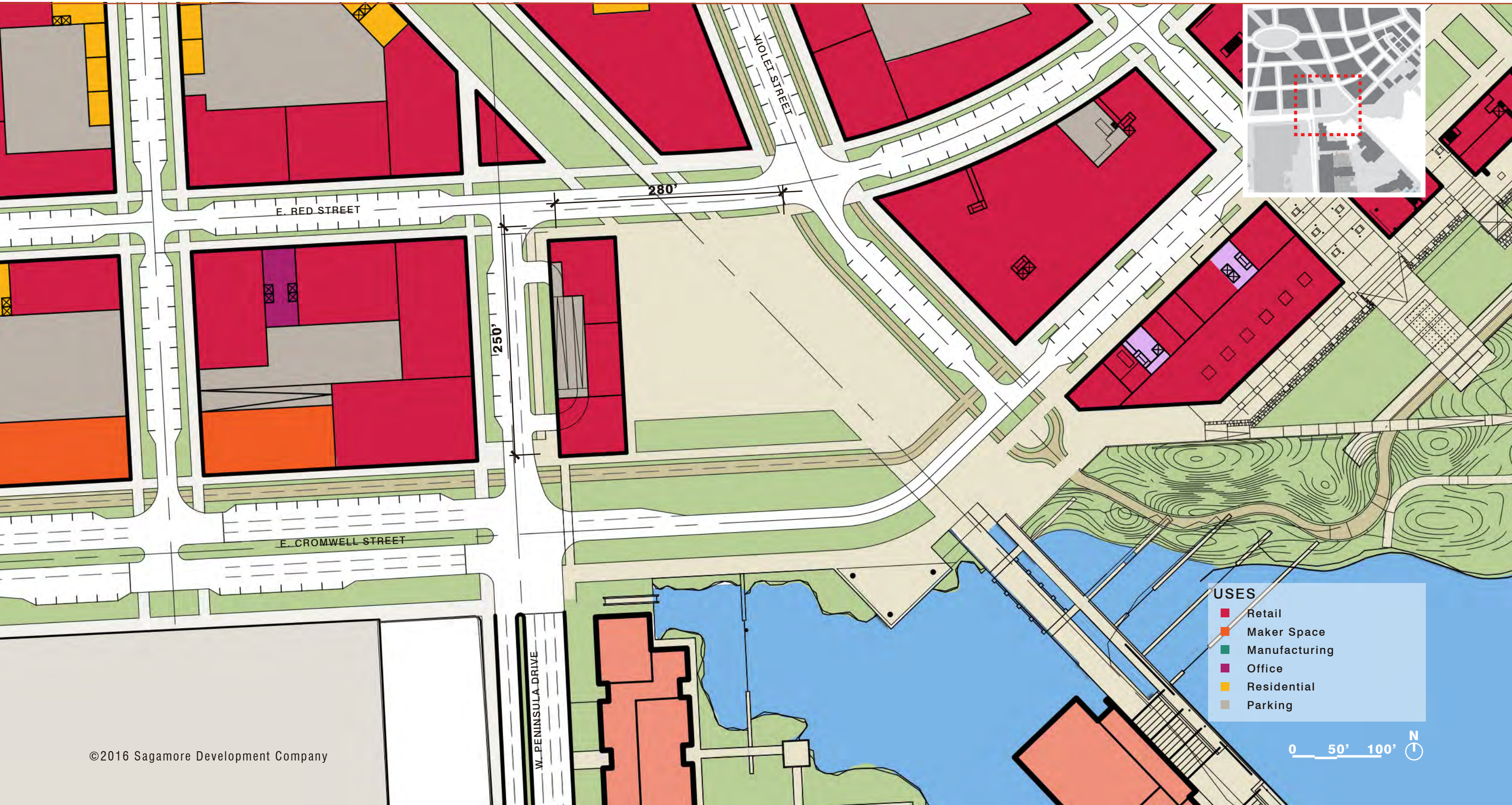


LEGEND

- Vehicular Circulation
- Shared Use Path
- Protected Bike Lane
- Potential Parking
- Green Spaces



URBAN PLAZA PLAN

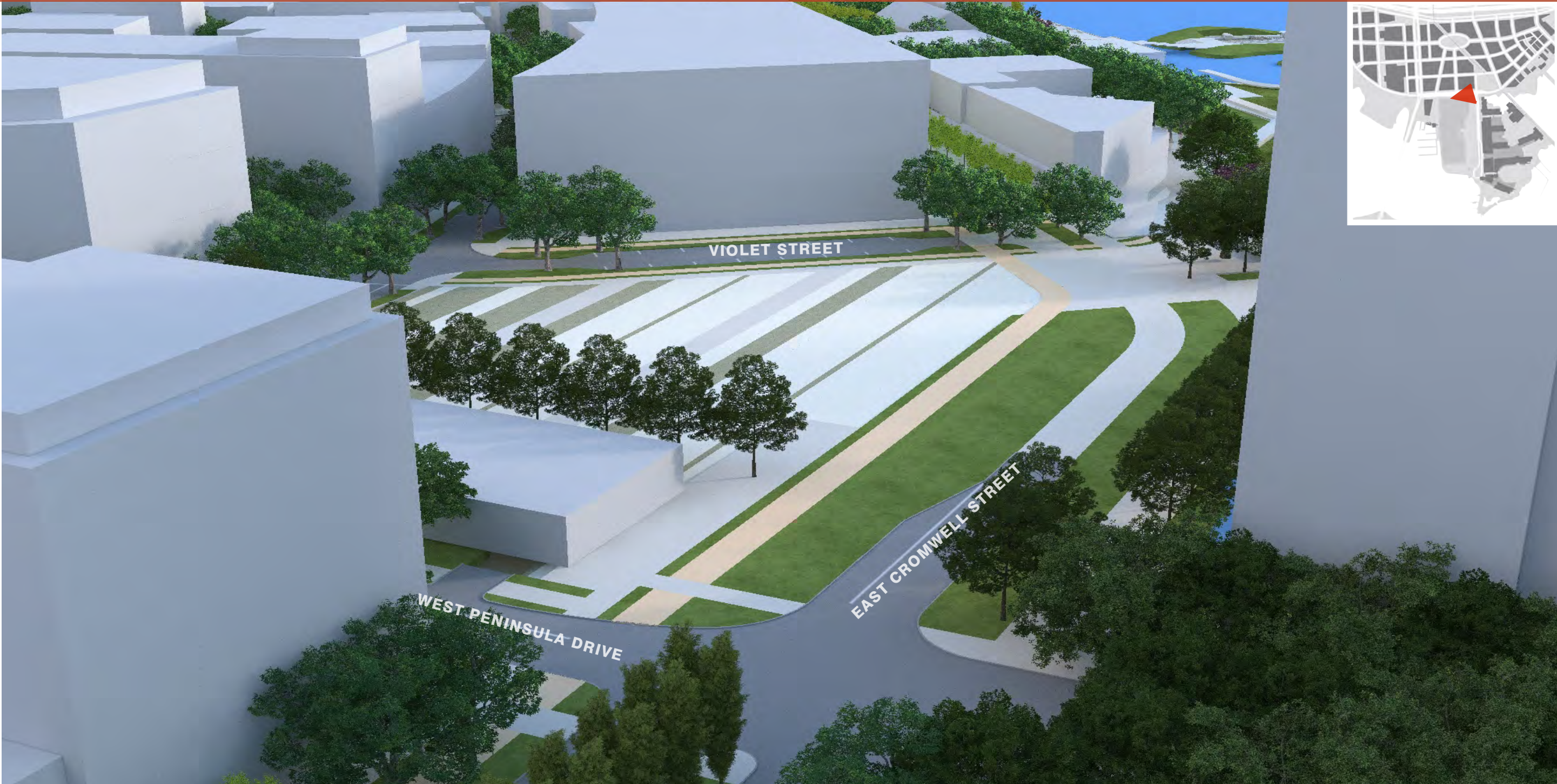


USES

- Retail
- Maker Space
- Manufacturing
- Office
- Residential
- Parking



URBAN PLAZA
AERIAL VIEW FROM THE WEST



URBAN PLAZA
AERIAL VIEW FROM THE NORTH



EAST WATERFRONT DISTRICT PEDESTRIAN STREET



EAST WATERFRONT DISTRICT
EAST CROMWELL STREET





EAST END & FOUNDERS PARK

Existing Conditions & Site Character

ADDISON PALMER, RLA, LEED AP

STV Incorporated
Regional Manager

EXISTING CONDITIONS



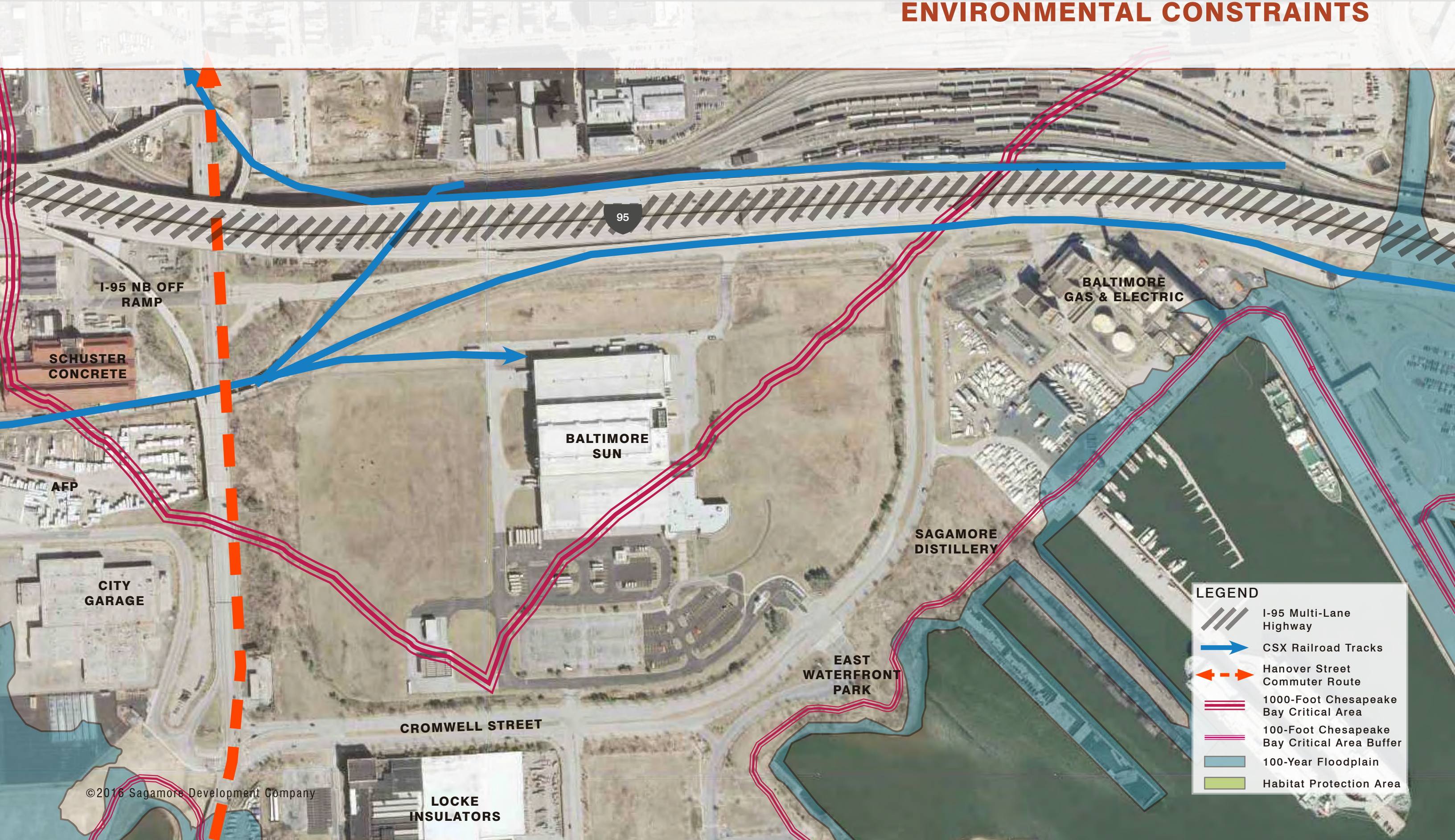
ENVIRONMENTAL CONSTRAINTS



LEGEND

- I-95 Multi-Lane Highway
- CSX Railroad Tracks
- Hanover Street Commuter Route
- 1000-Foot Chesapeake Bay Critical Area
- 100-Foot Chesapeake Bay Critical Area Buffer
- 100-Year Floodplain
- Habitat Protection Area

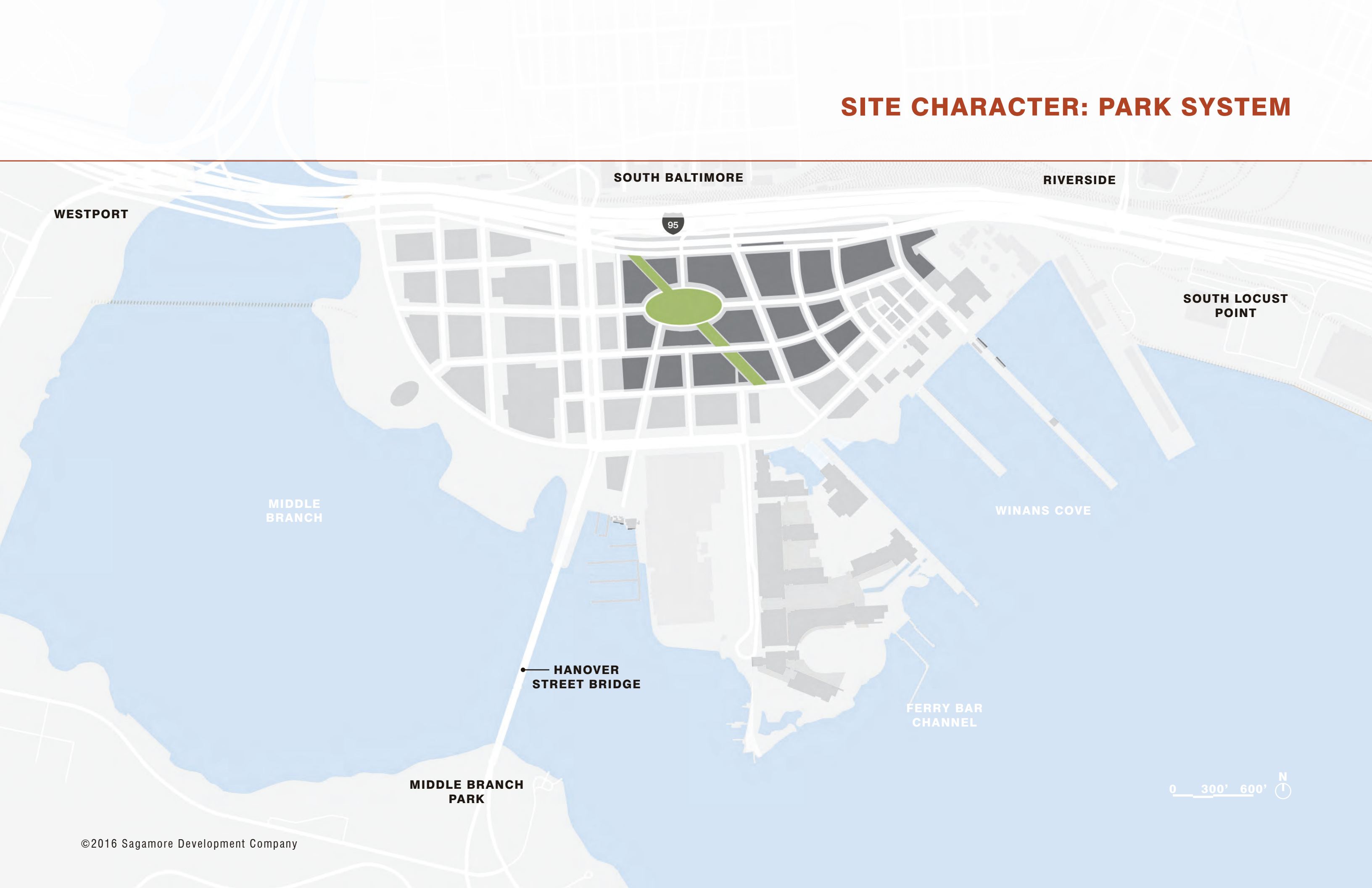
ENVIRONMENTAL CONSTRAINTS



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- CSX Railroad Tracks
- Hanover Street Commuter Route
- 1000-Foot Chesapeake Bay Critical Area
- 100-Foot Chesapeake Bay Critical Area Buffer
- 100-Year Floodplain
- Habitat Protection Area

SITE CHARACTER: PARK SYSTEM



SOUTH BALTIMORE

RIVERSIDE

WESTPORT

95

SOUTH LOCUST
POINT

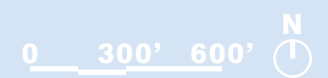
MIDDLE
BRANCH

WINANS COVE

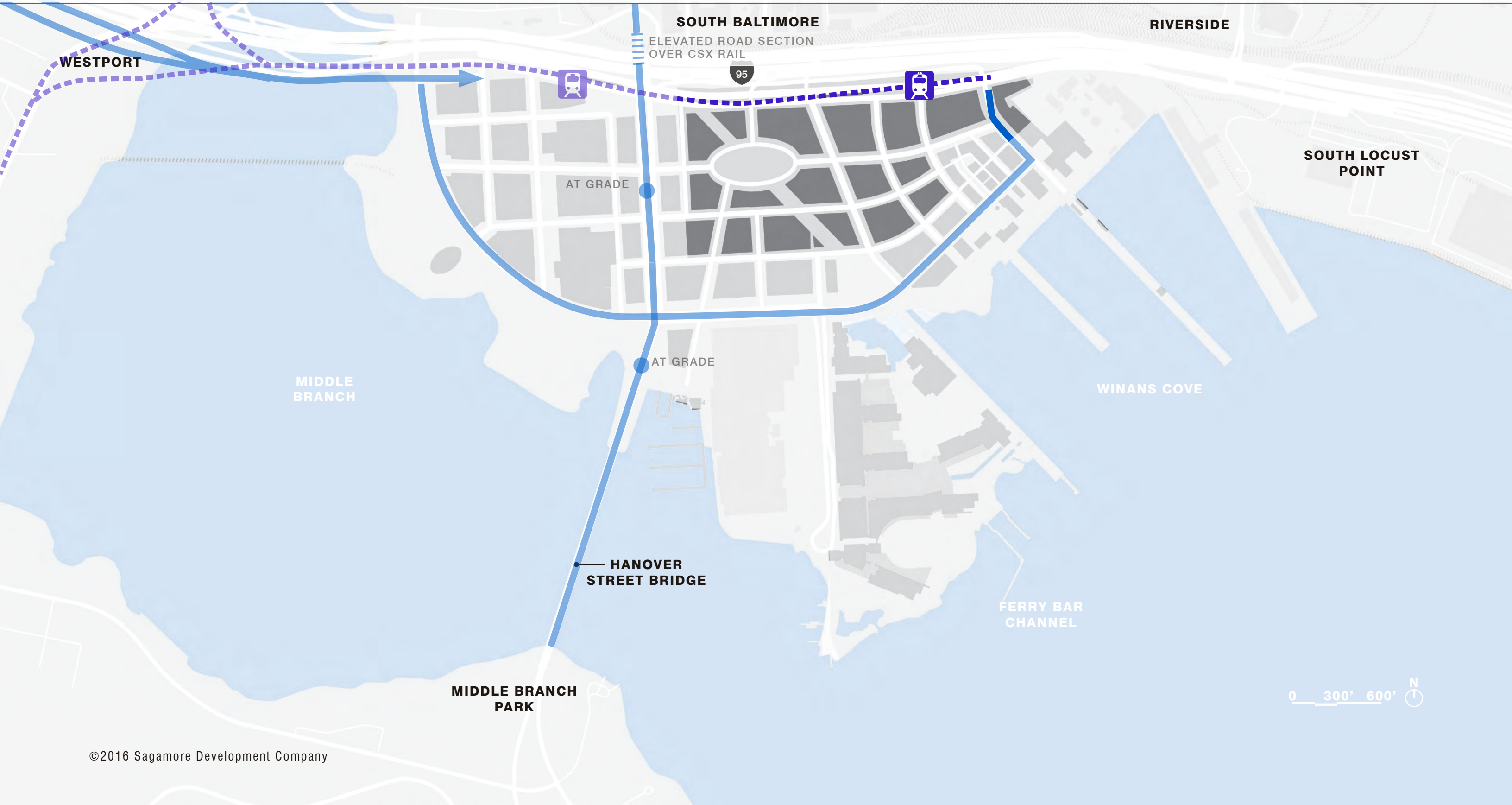
HANOVER
STREET BRIDGE

FERRY BAR
CHANNEL

MIDDLE BRANCH
PARK



SITE CHARACTER: MCCOMAS STREET AND LIGHT RAIL



WESTPORT

SOUTH BALTIMORE

RIVERSIDE

ELEVATED ROAD SECTION
OVER CSX RAIL

95

SOUTH LOCUST
POINT

AT GRADE

AT GRADE

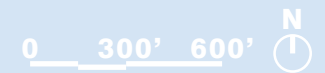
MIDDLE
BRANCH

WINANS COVE

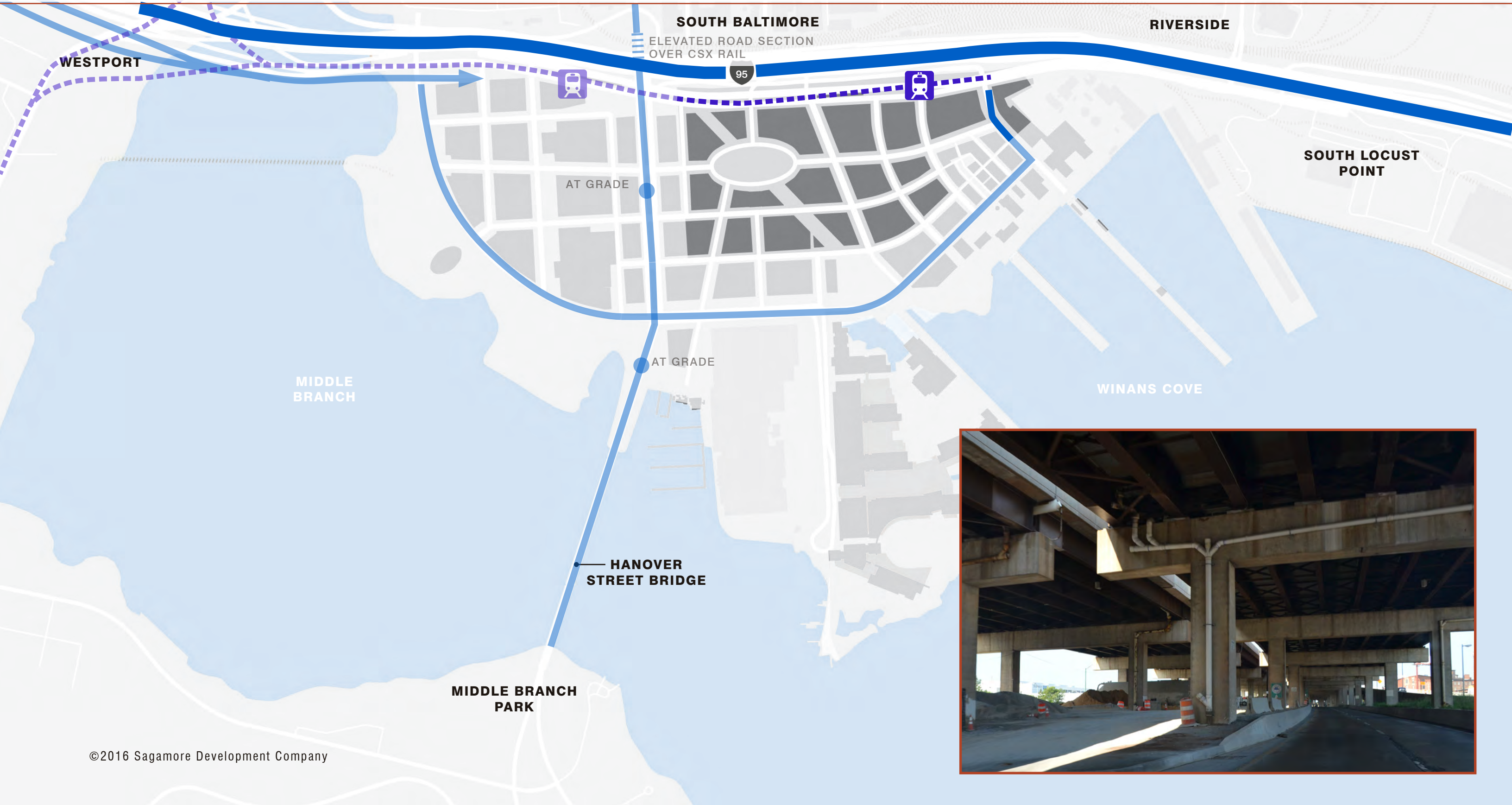
HANOVER
STREET BRIDGE

FERRY BAR
CHANNEL

MIDDLE BRANCH
PARK



SITE CHARACTER: I-95



SITE CHARACTER: BALTIMORE SUN



SITE CHARACTER: CSX



WESTPORT

SOUTH BALTIMORE

RIVERSIDE

SOUTH LOCUST POINT

MIDDLE BRANCH

WINANS COVE

HANOVER STREET BRIDGE

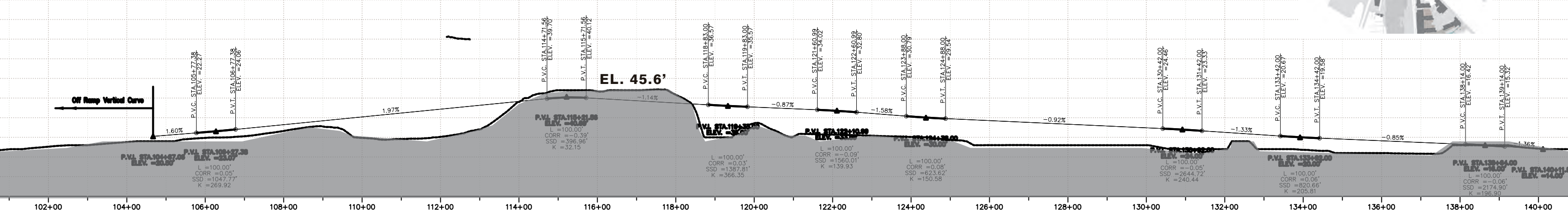
MIDDLE BRANCH PARK



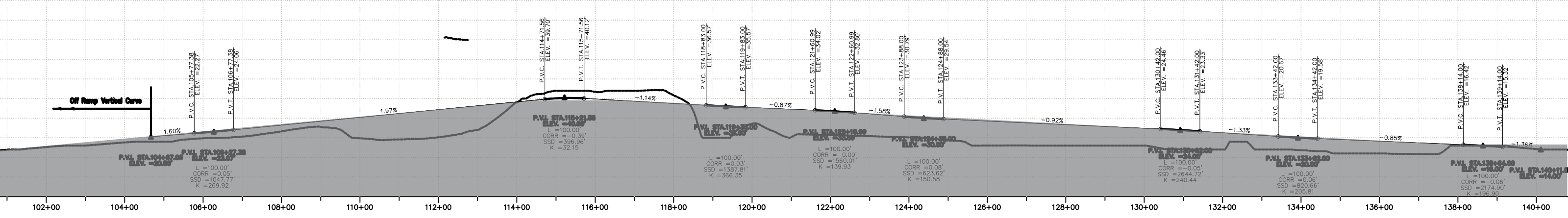
SITE CHARACTER: MCCOMAS STREET



EXISTING HANOVER STREET



EXISTING MCCOMAS STREET PROFILE



PROPOSED MCCOMAS STREET PROFILE



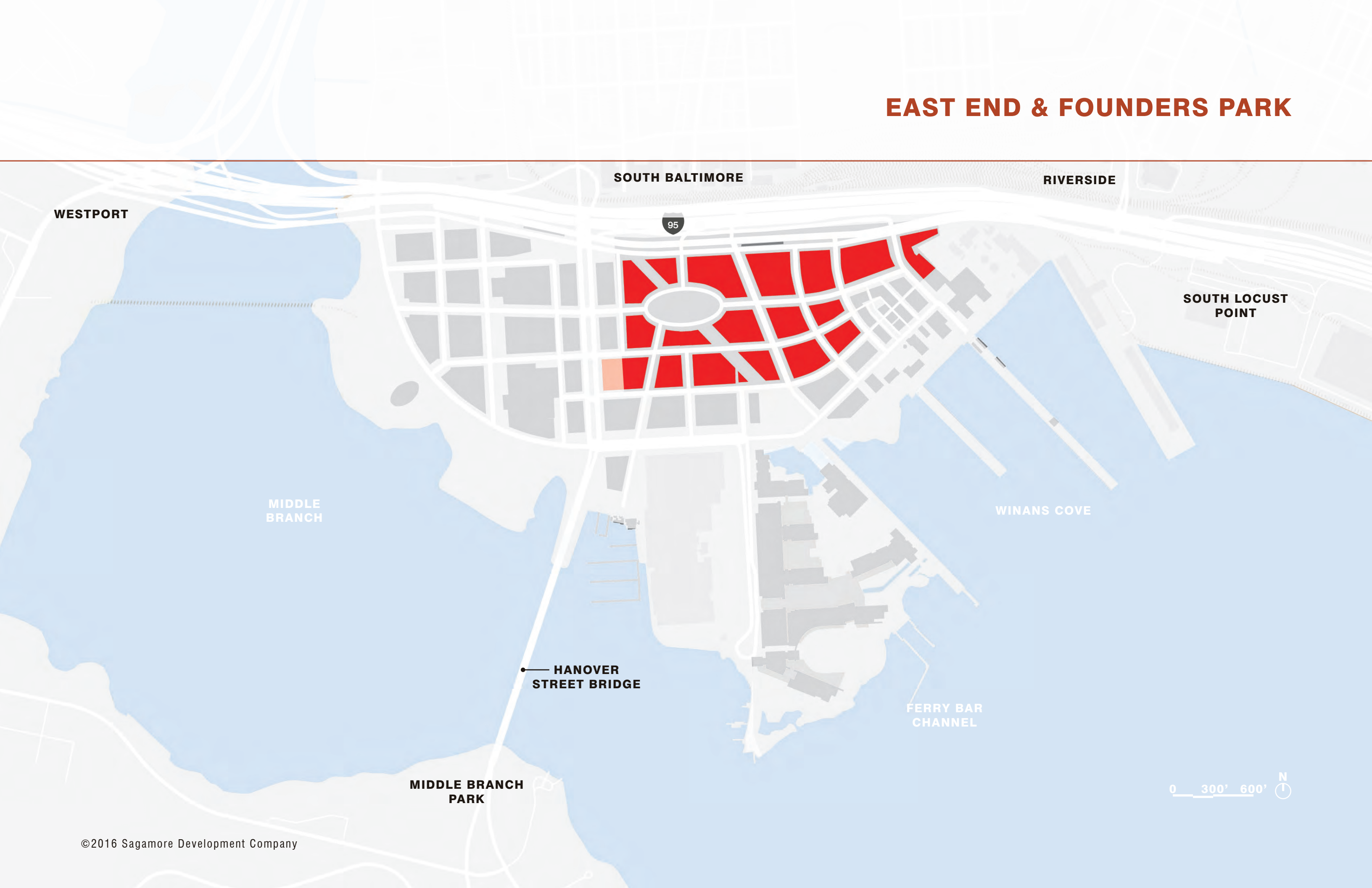
Port
Covington

**EAST END &
FOUNDERS PARK**
Development & Massing

DAVID MANFREDI FAIA, LEED AP

Elkus Manfredi Architects
Principal

EAST END & FOUNDERS PARK



SOUTH BALTIMORE

RIVERSIDE

WESTPORT

95

SOUTH LOCUST POINT

MIDDLE BRANCH

WINANS COVE

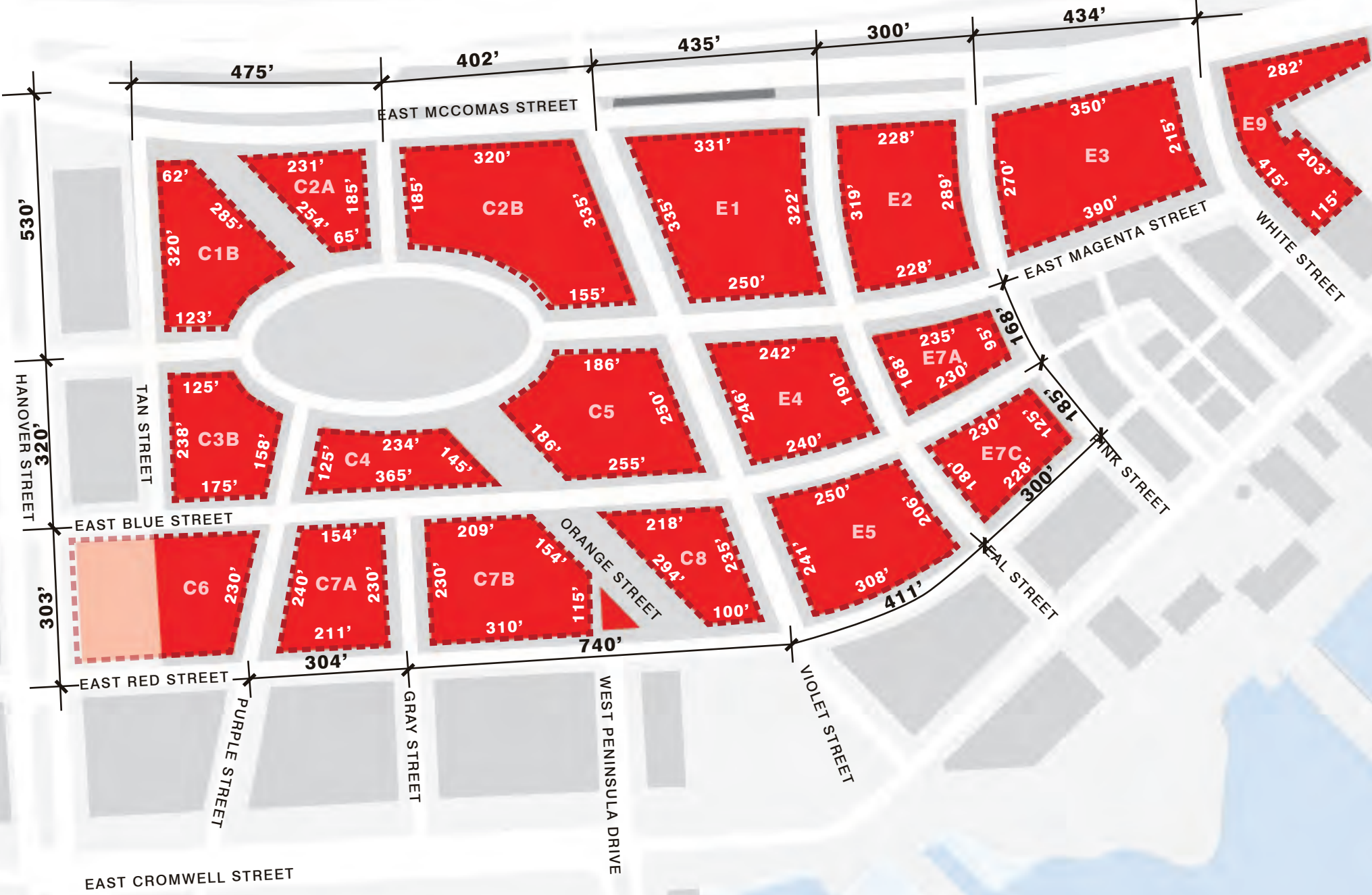
HANOVER STREET BRIDGE

FERRY BAR CHANNEL

MIDDLE BRANCH PARK

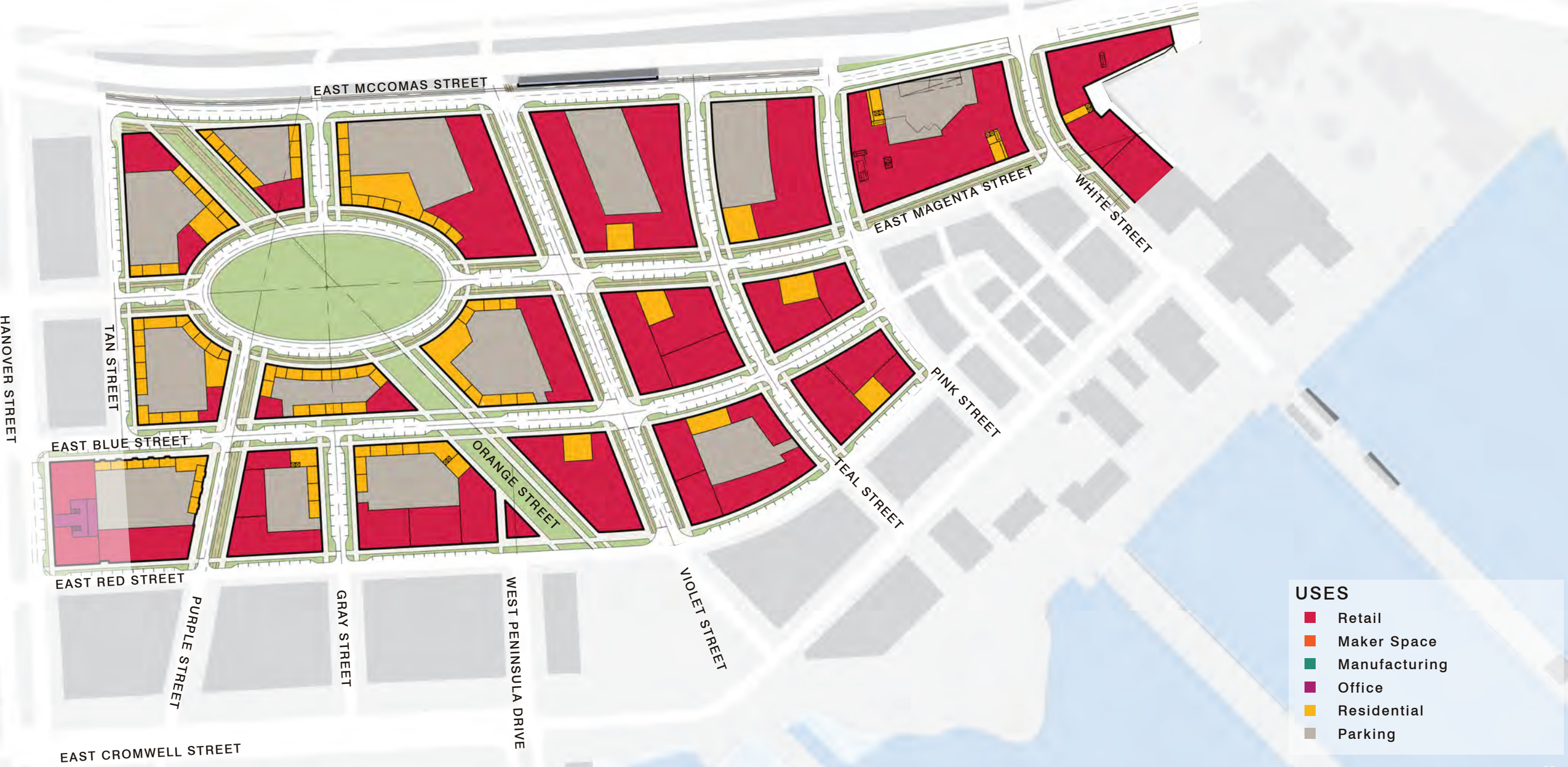
0 300' 600' N

EAST END & FOUNDERS PARK BLOCKS



EAST END & FOUNDERS PARK

GROUND LEVEL USES



EAST END & FOUNDERS PARK

UPPER LEVEL USES



EAST END & FOUNDERS PARK ENTRIES



EAST END & FOUNDERS PARK

LOADING AND SERVICE ENTRIES



EAST END & FOUNDERS PARK LOADING ZONES



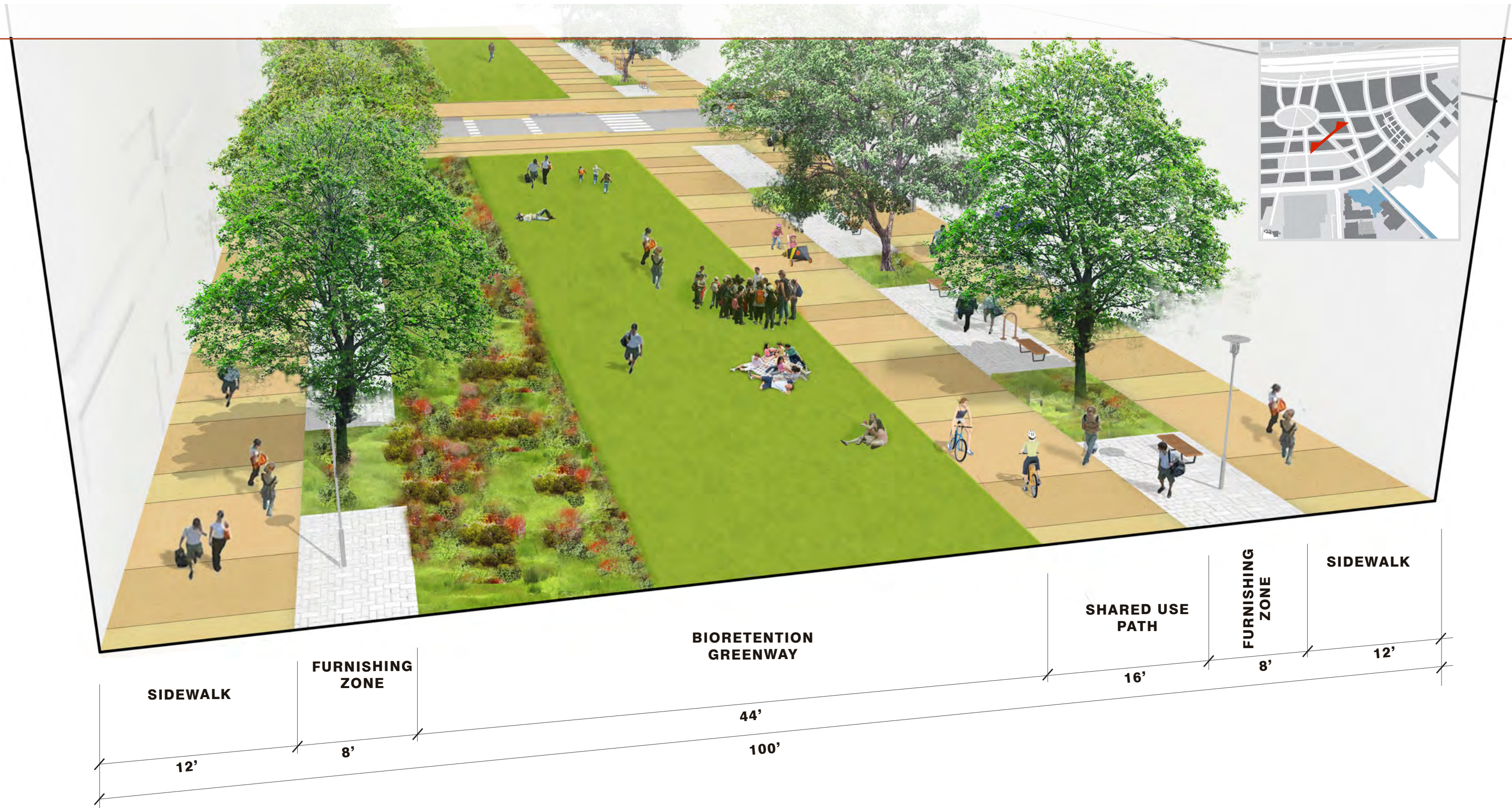
EAST END & FOUNDERS PARK PARKING



EAST END & FOUNDERS PARK DISTRICT PLAN



ORANGE STREET



FOUNDERS PARK ENLARGEMENT

TWO WAY BICYCLE PATH

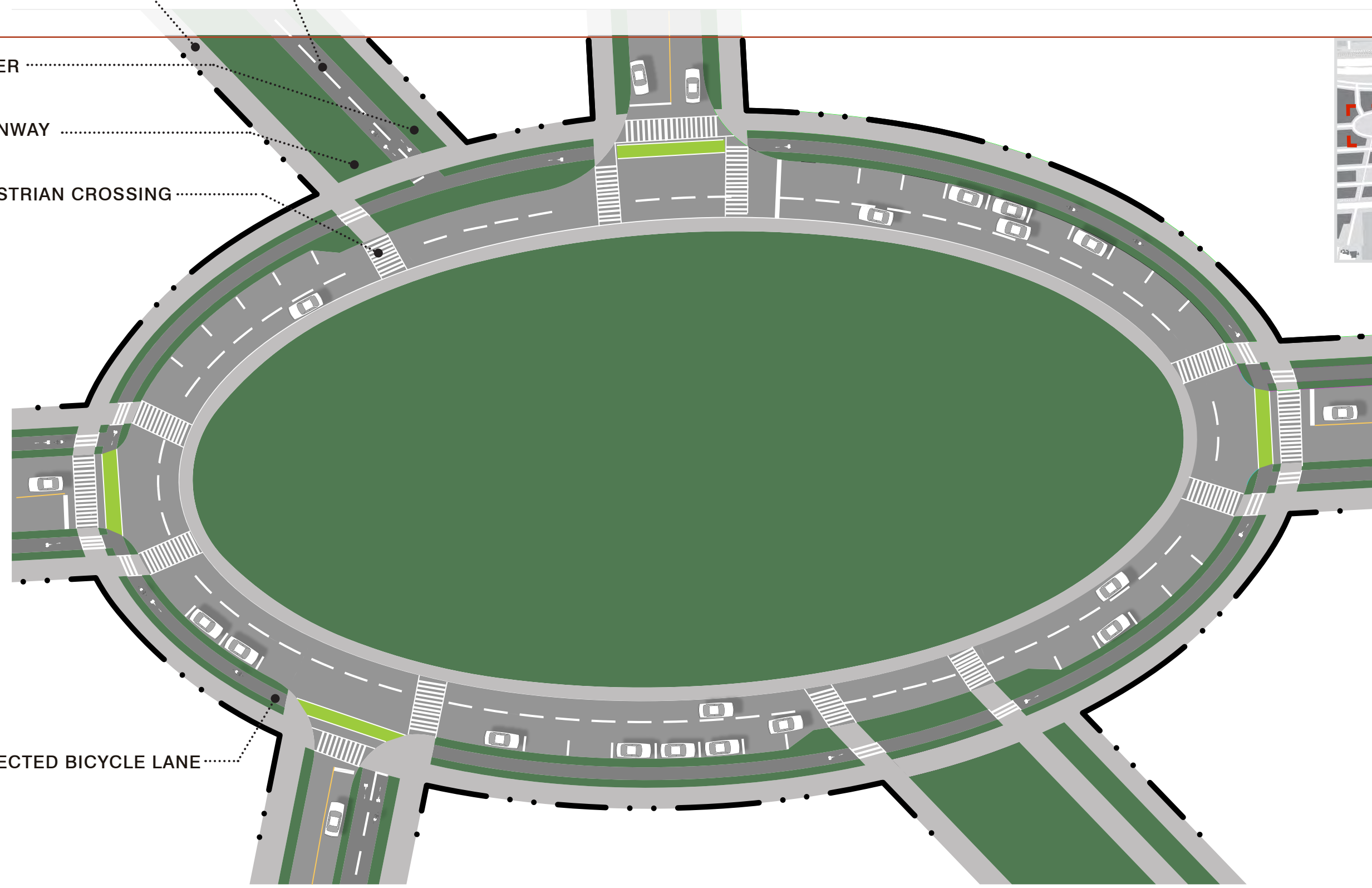
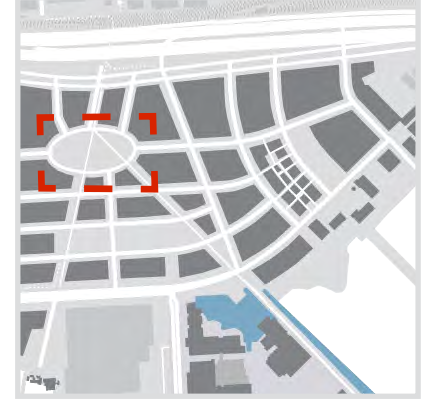
SIDEWALK

BUFFER

GREENWAY

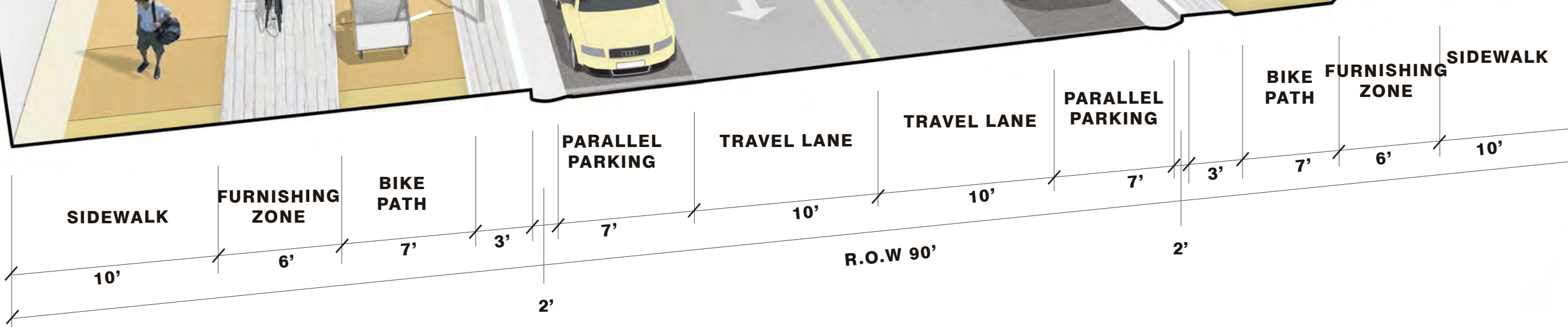
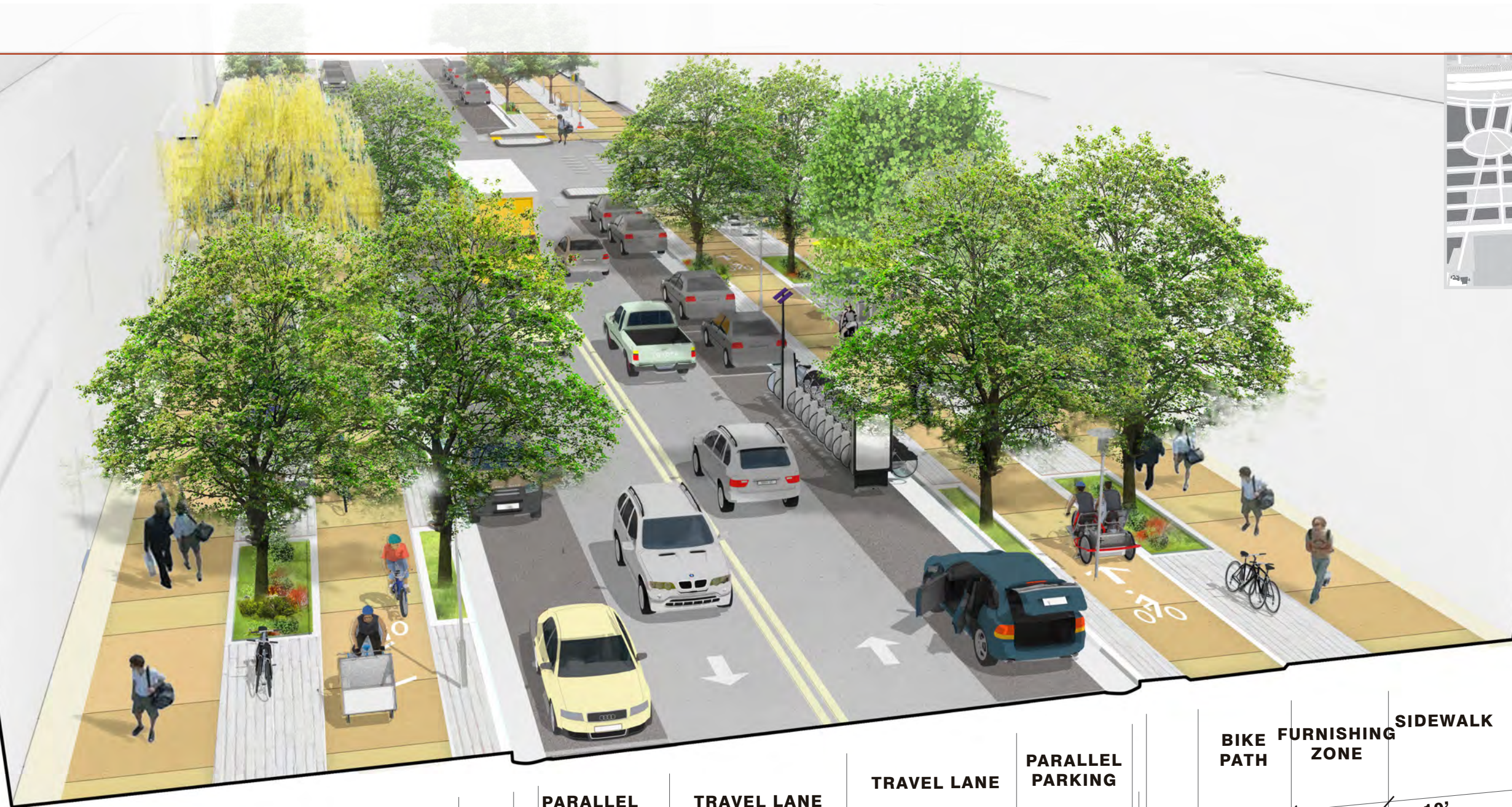
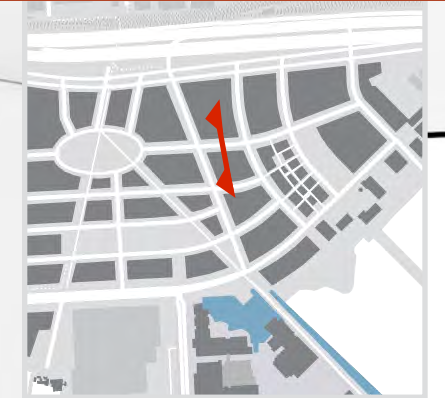
PEDESTRIAN CROSSING

PROTECTED BICYCLE LANE

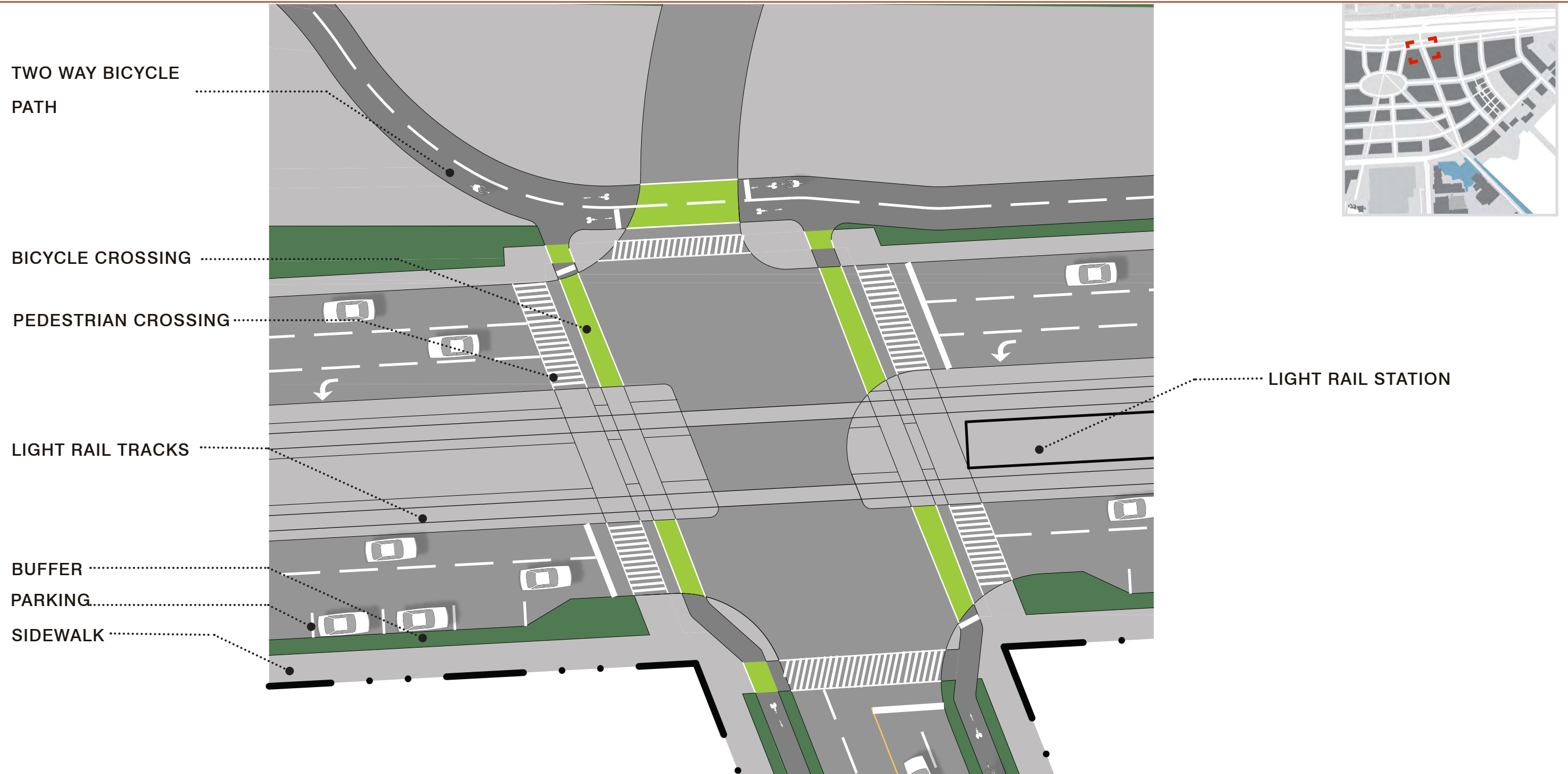


NOTE: DIAGRAM FOR MULTIMODAL TRAFFIC OPERATIONS AND GEOMETRIC DESIGN. COLOR USED FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT INDICATE PAVEMENT COLOR PREFERENCES. FINAL DESIGN SUBJECT TO CITY APPROVAL.

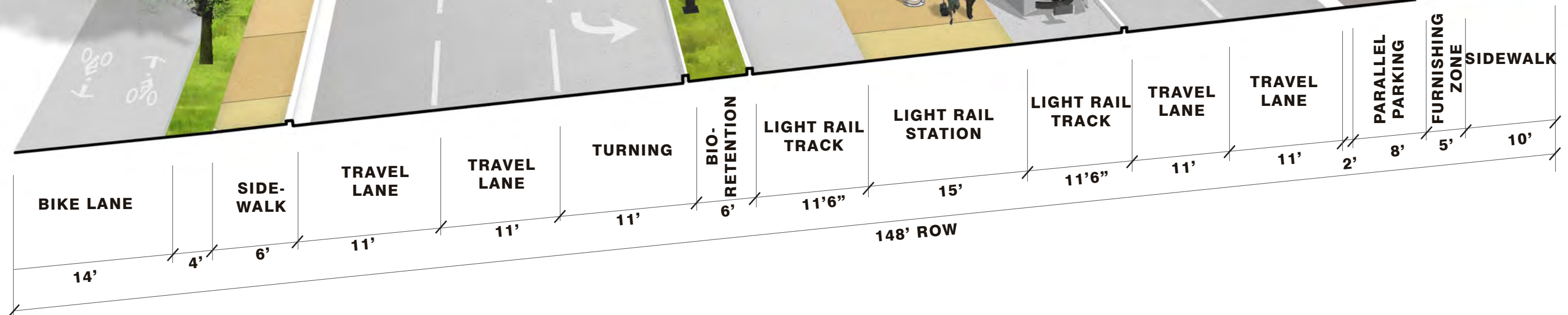
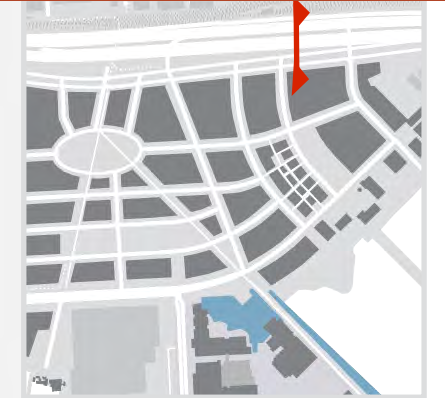
MAGENTA STREET



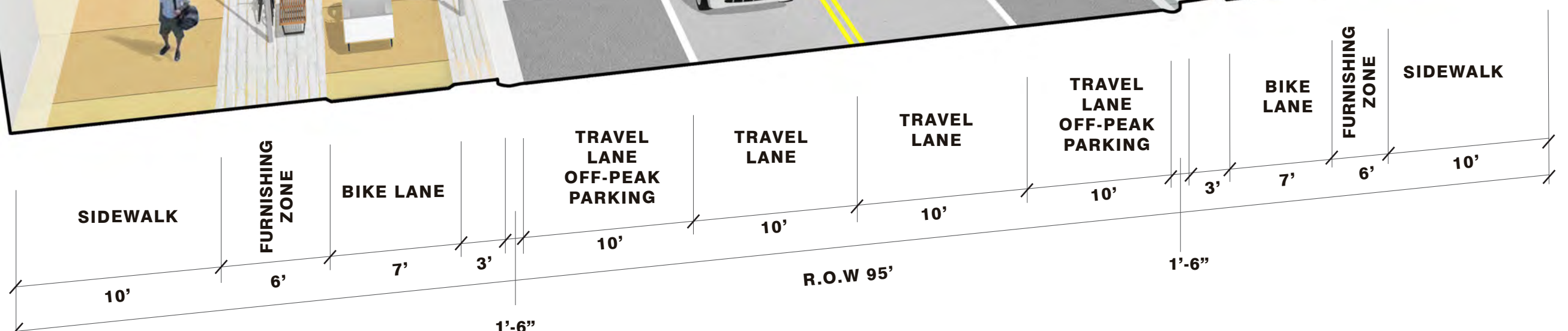
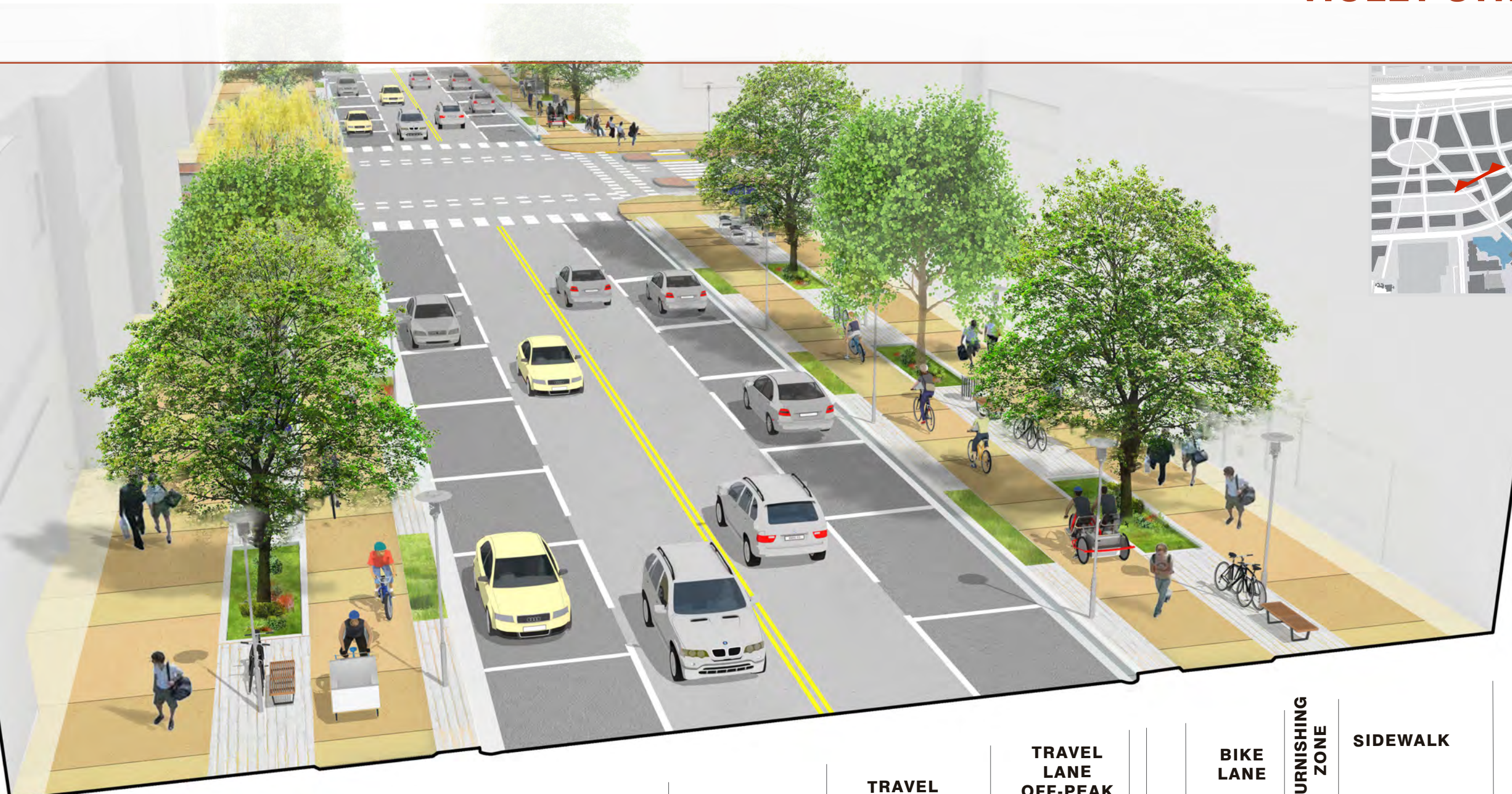
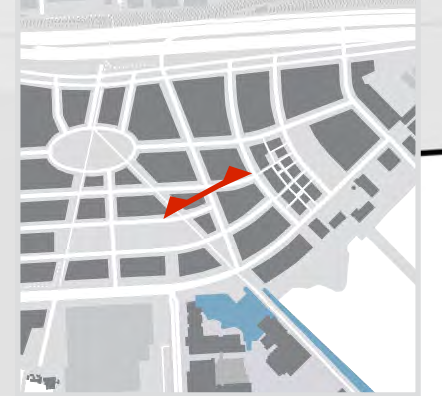
MCCOMAS AND VIOLET STREET INTERSECTION



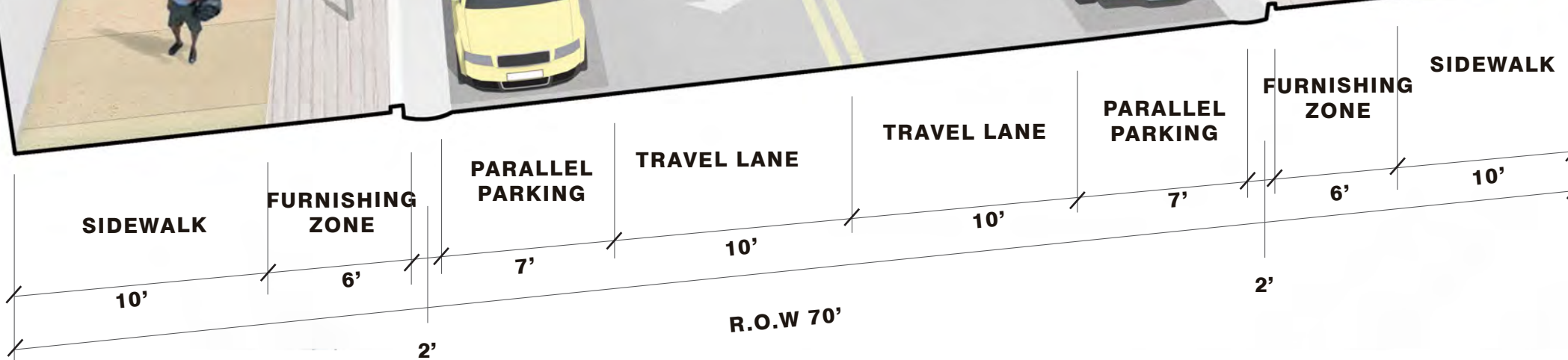
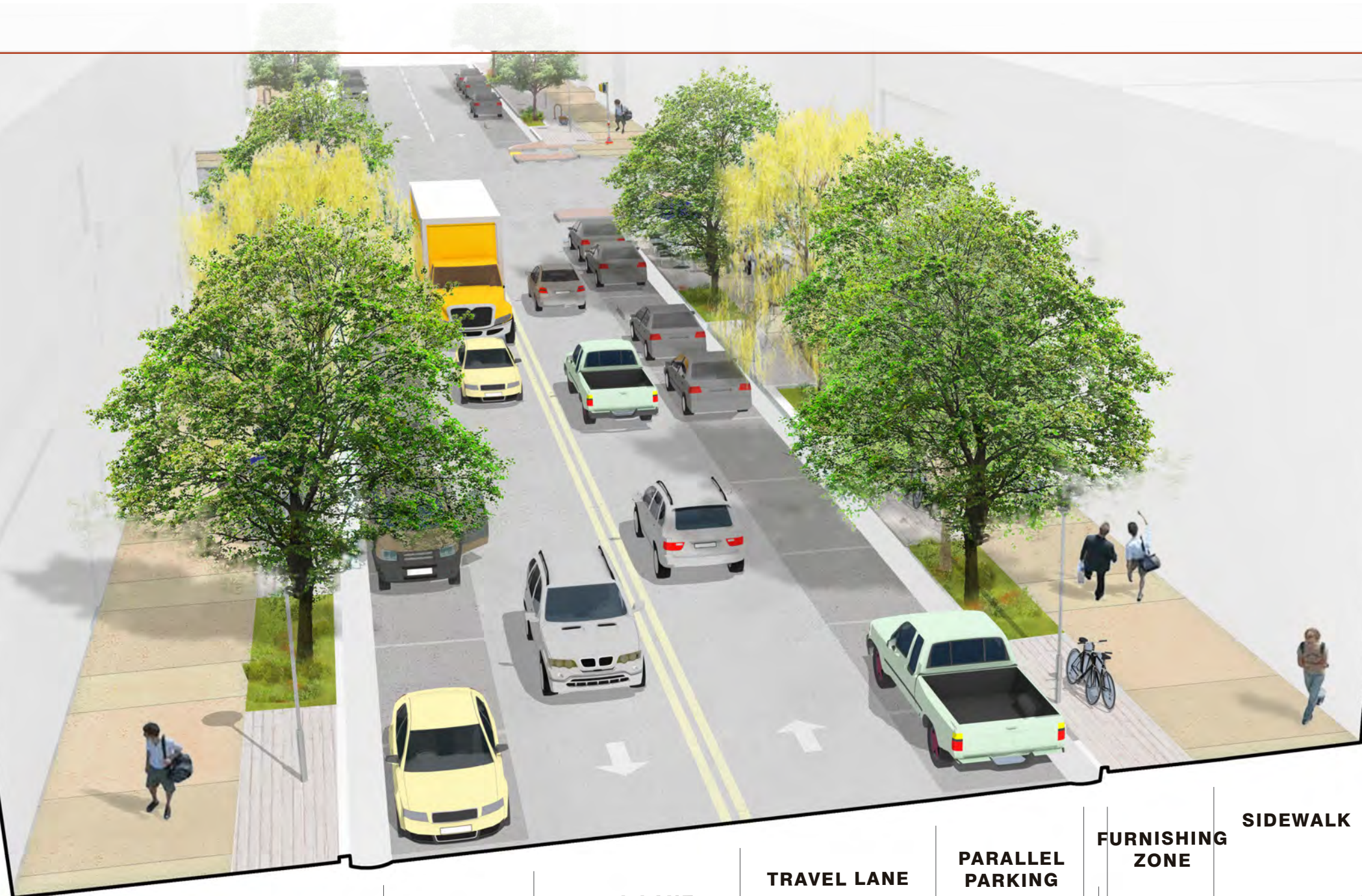
E MCCOMAS STREET



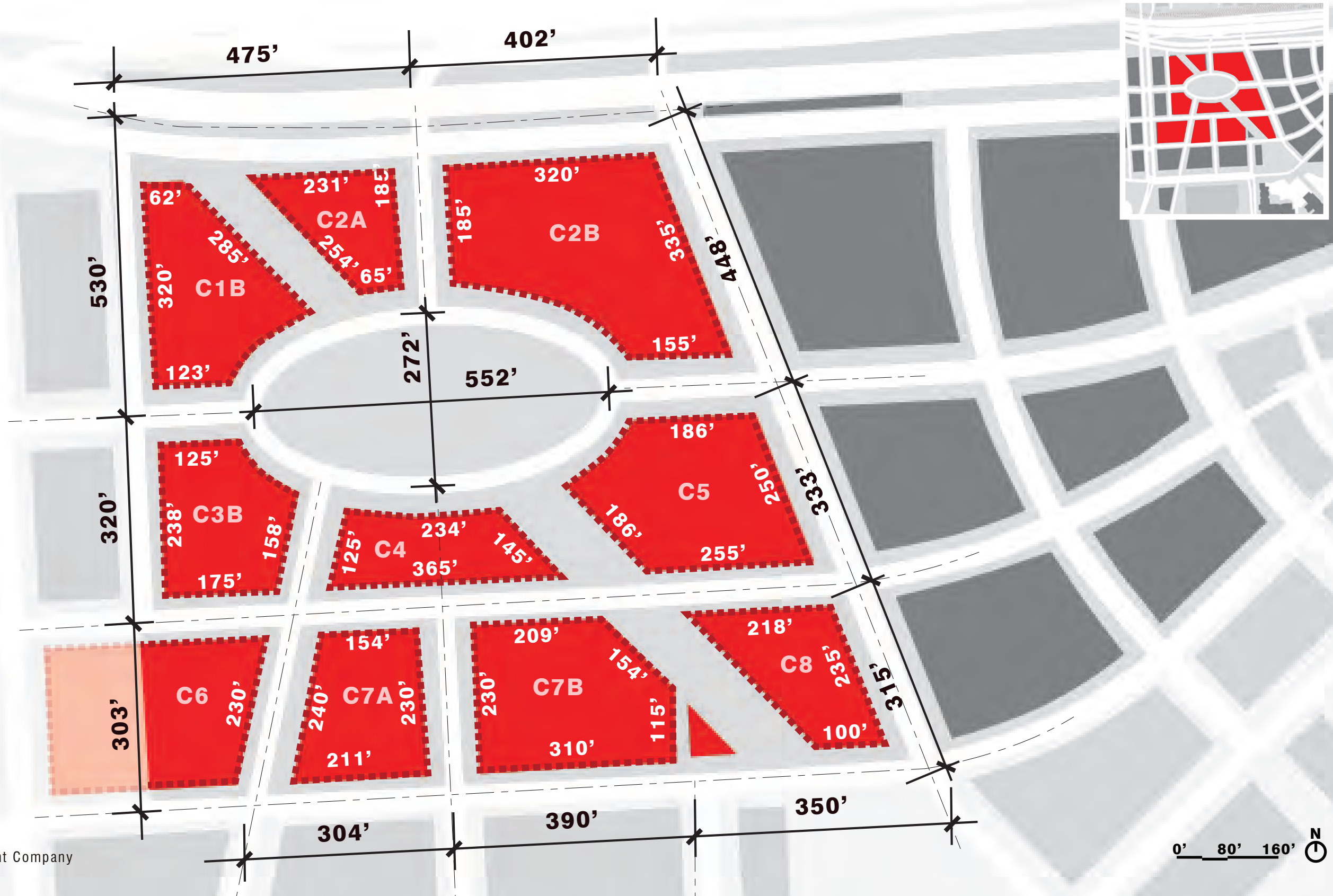
VIOLET STREET



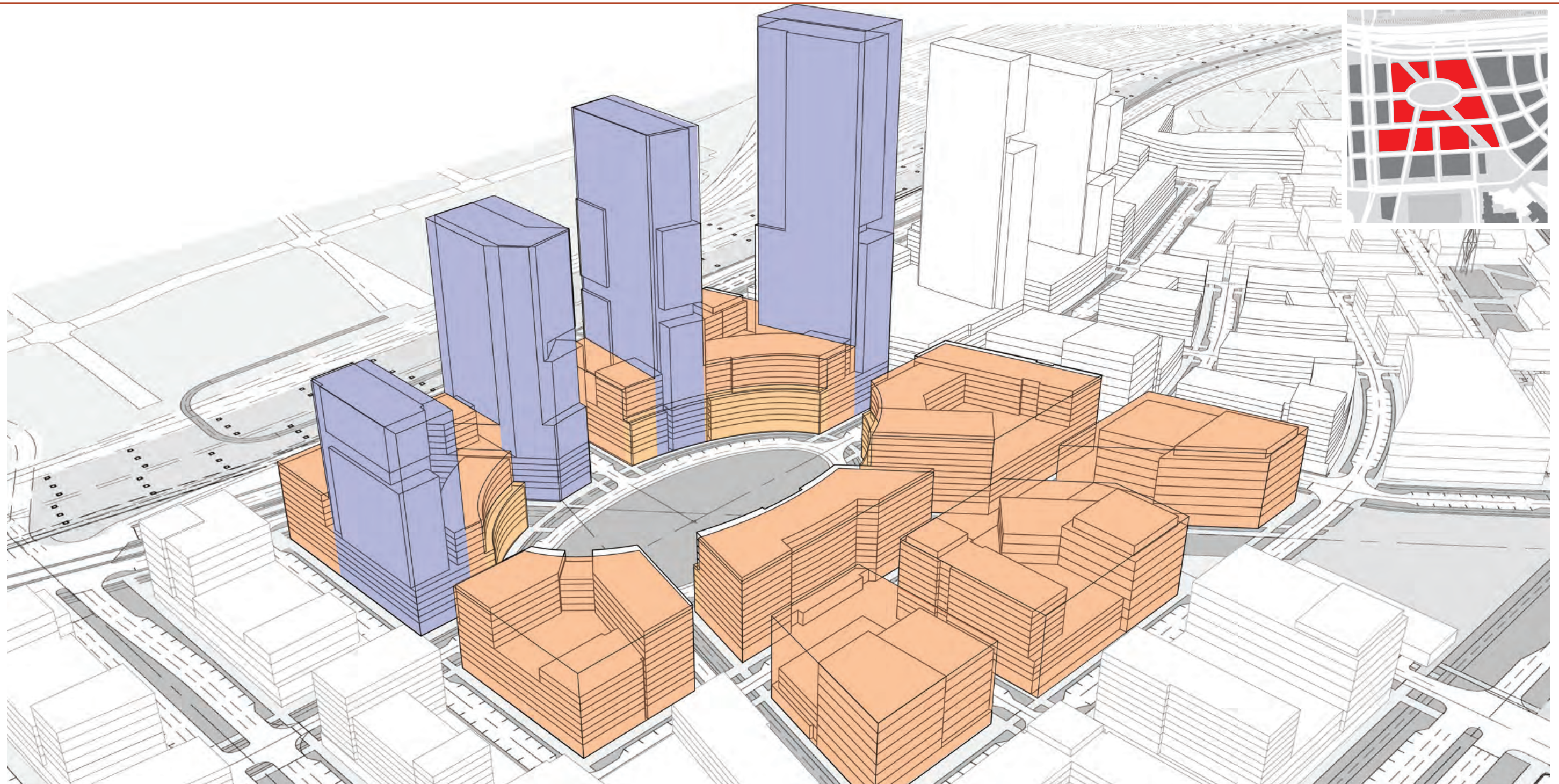
TEAL STREET



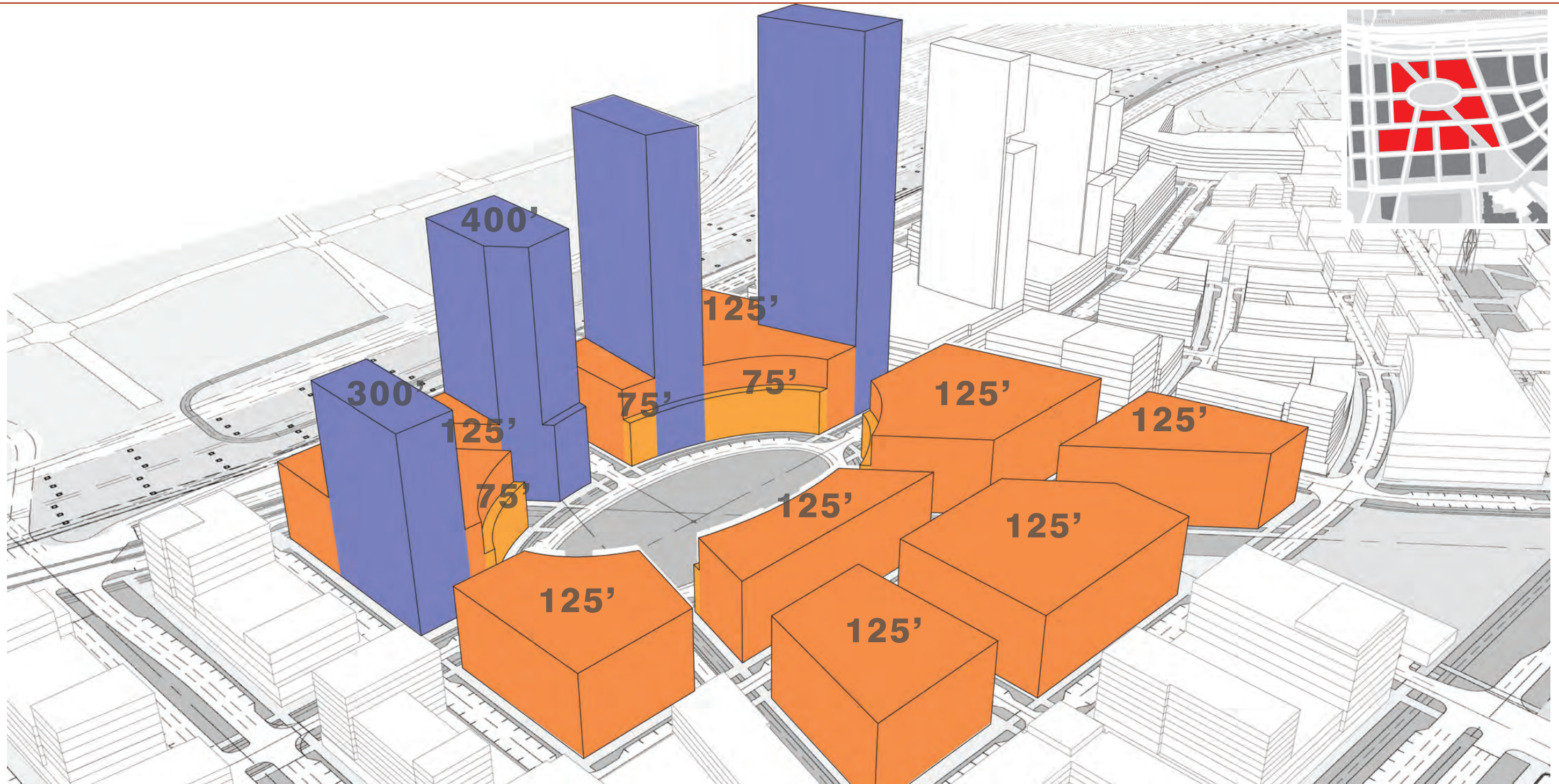
FOUNDERS PARK BLOCKS & PARCELS



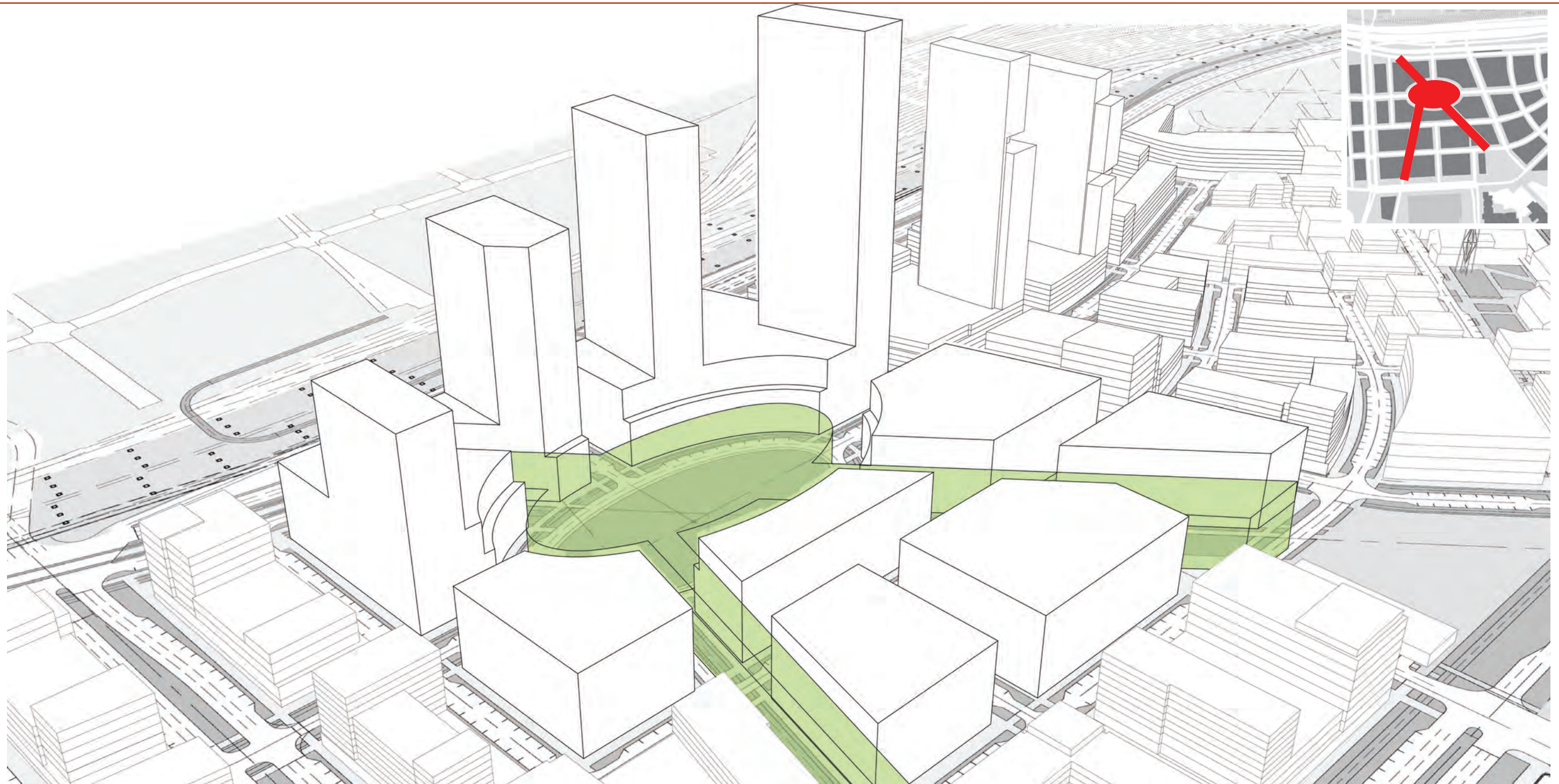
FOUNDERS PARK MASSING OVERLAY



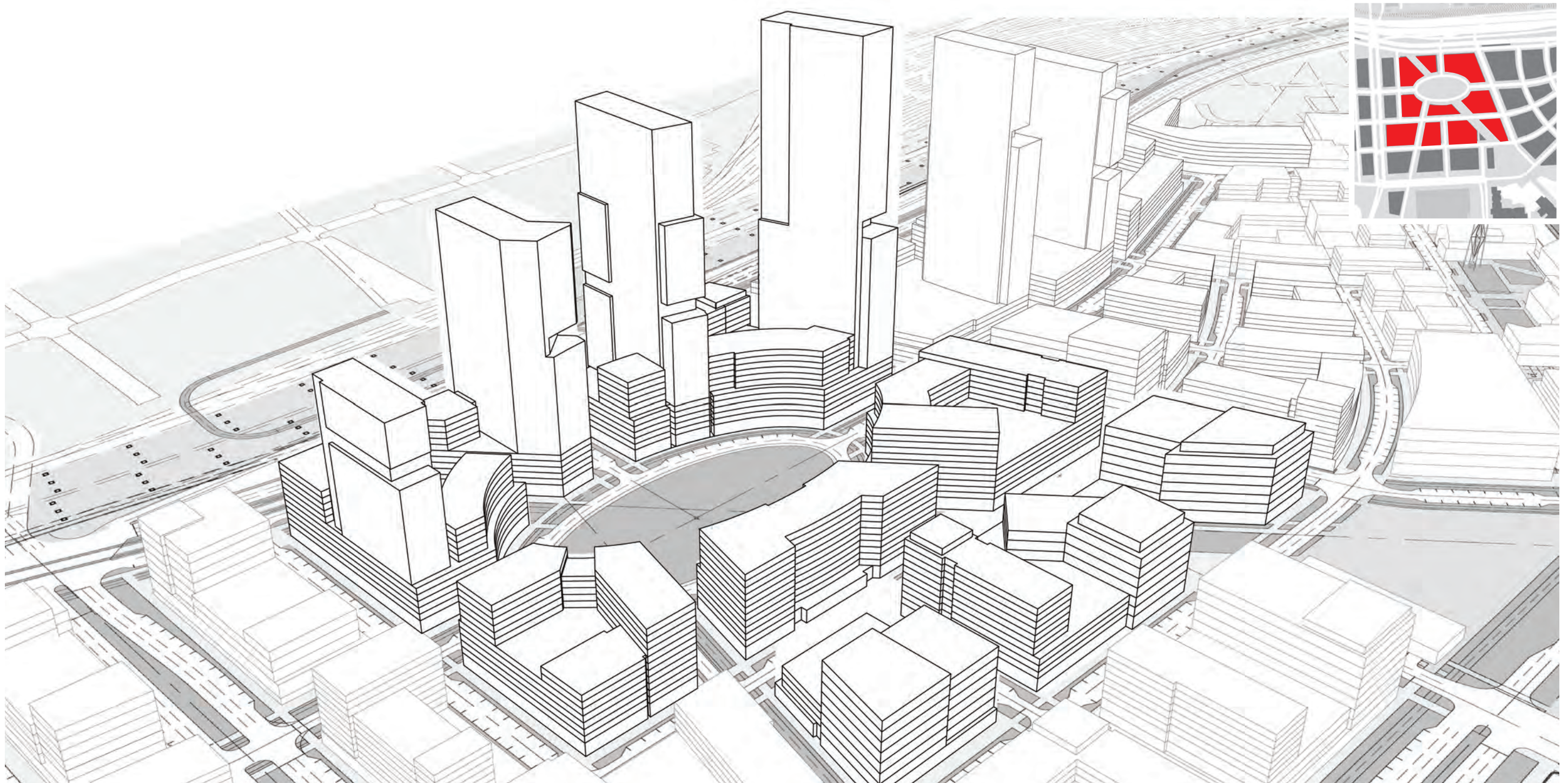
FOUNDERS PARK HEIGHTS



FOUNDERS PARK PUBLIC REALM

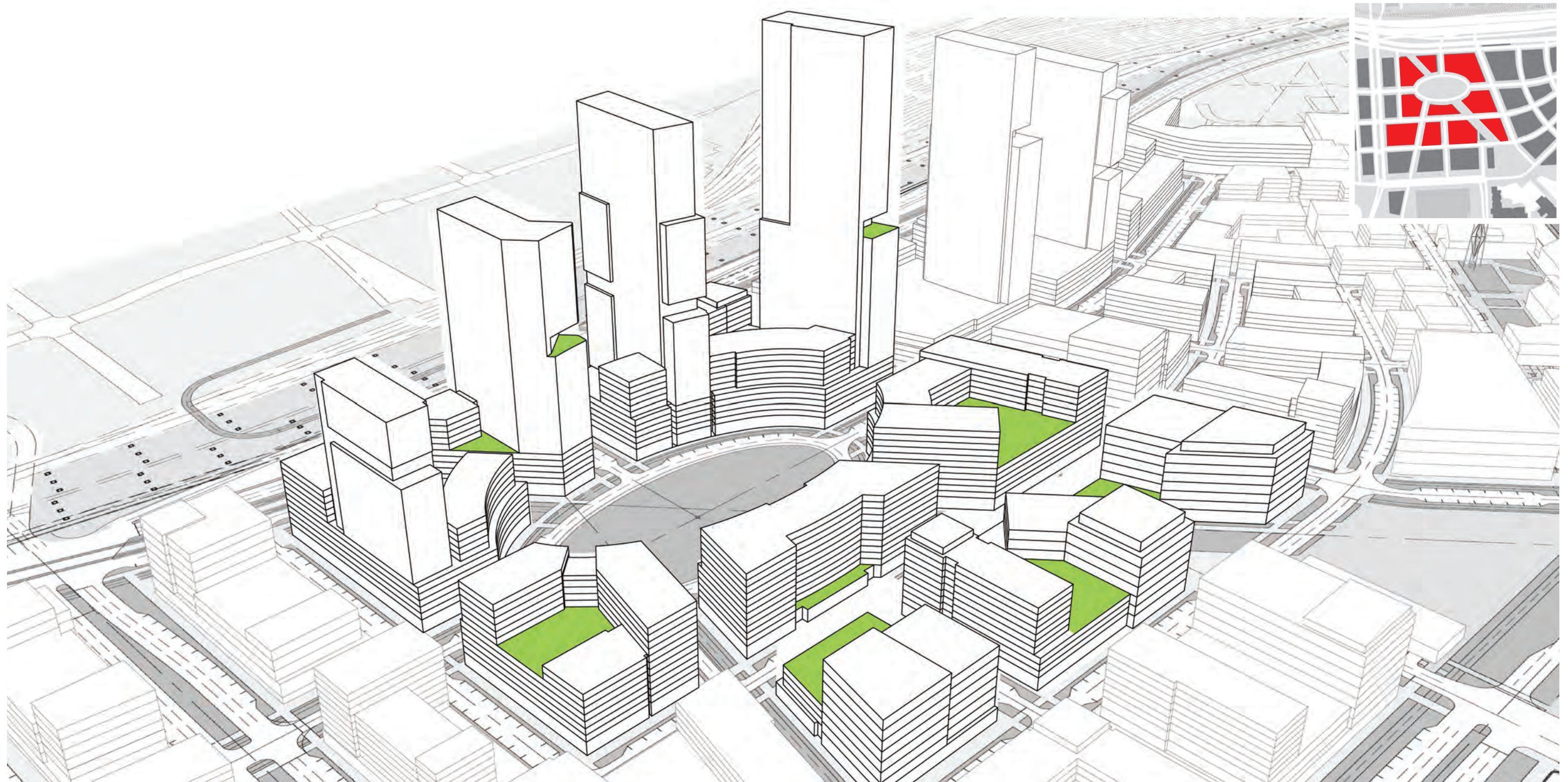


FOUNDERS PARK MASSING

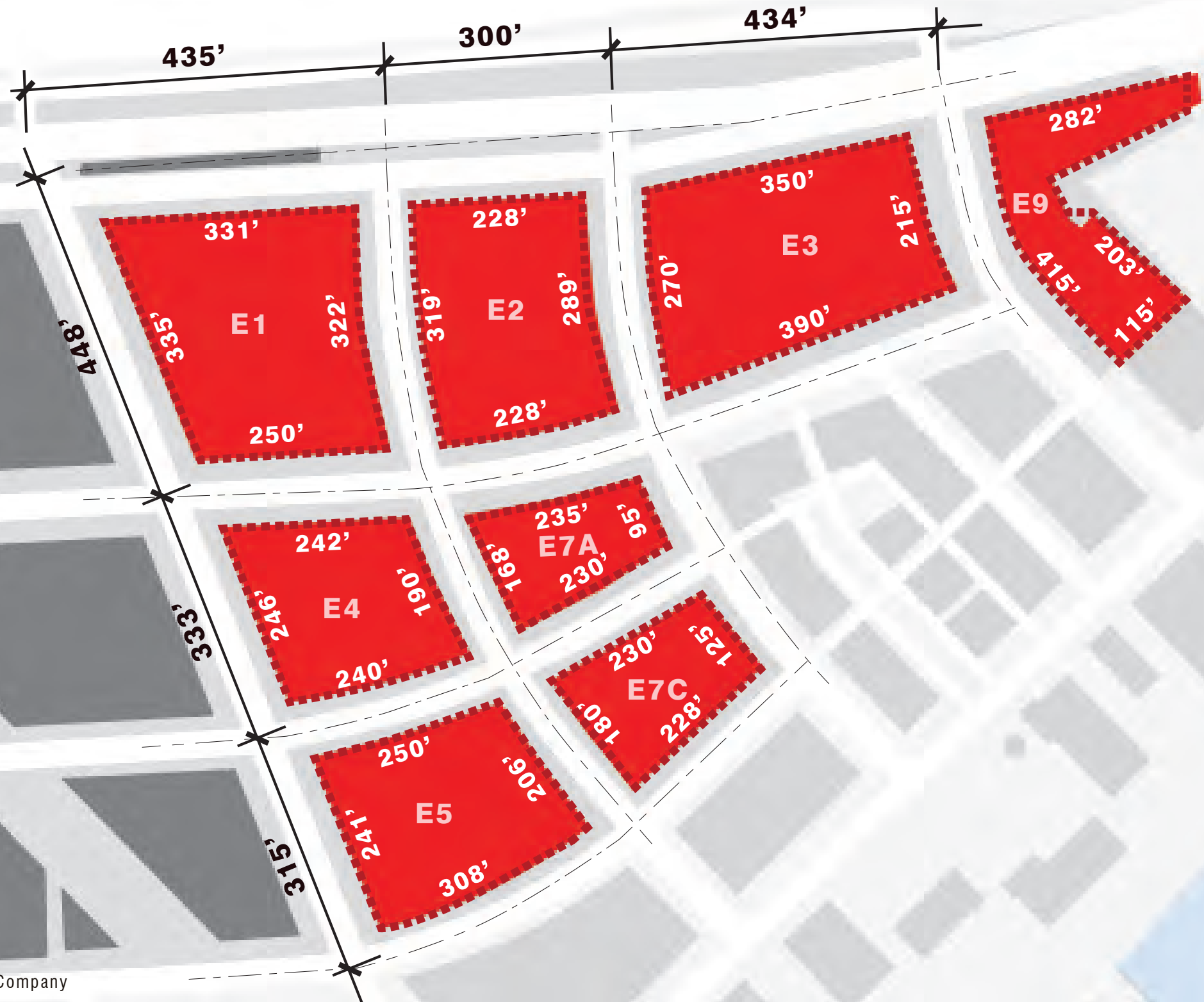


FOUNDERS PARK

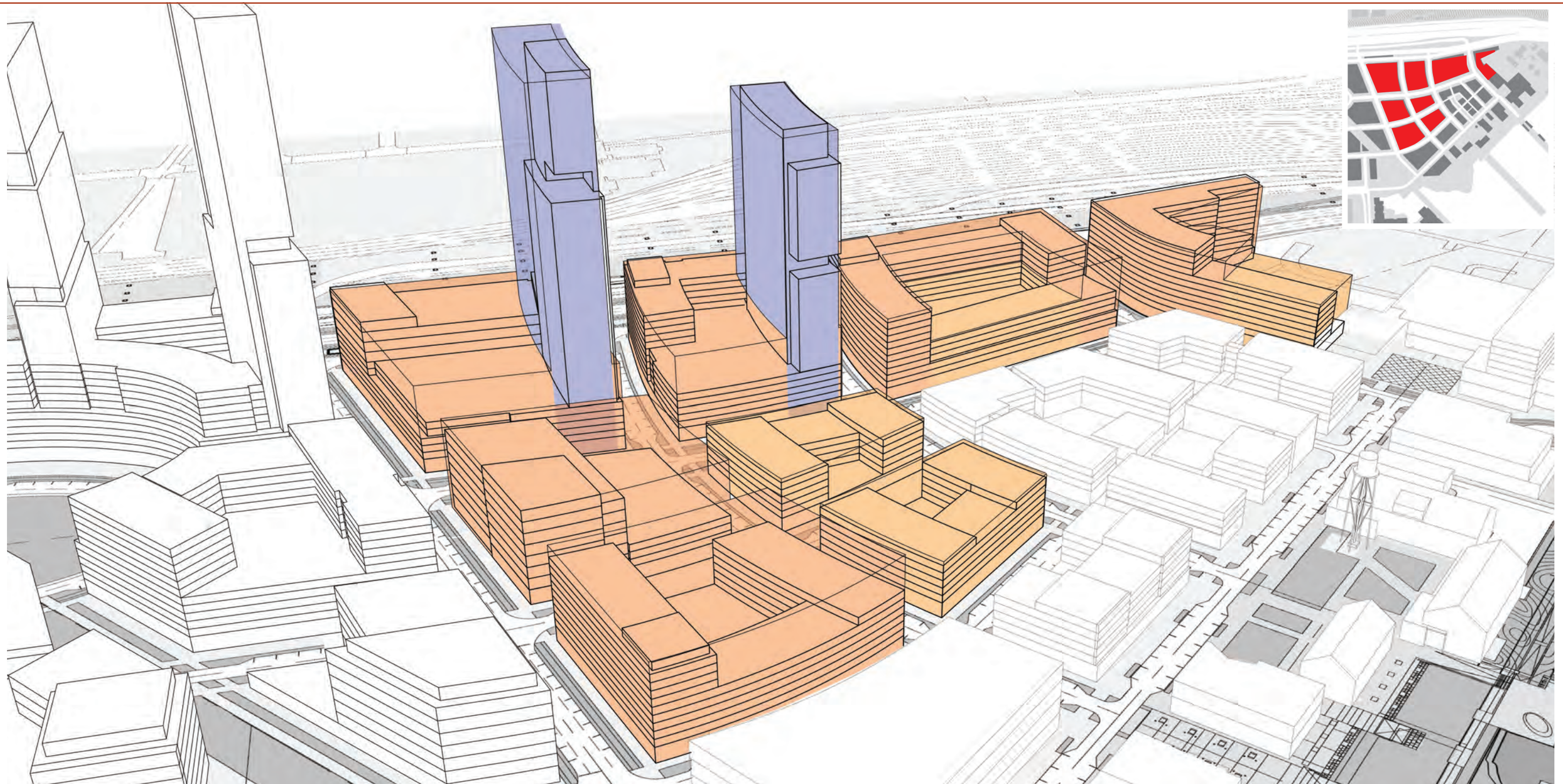
POTENTIAL GREEN ROOFS



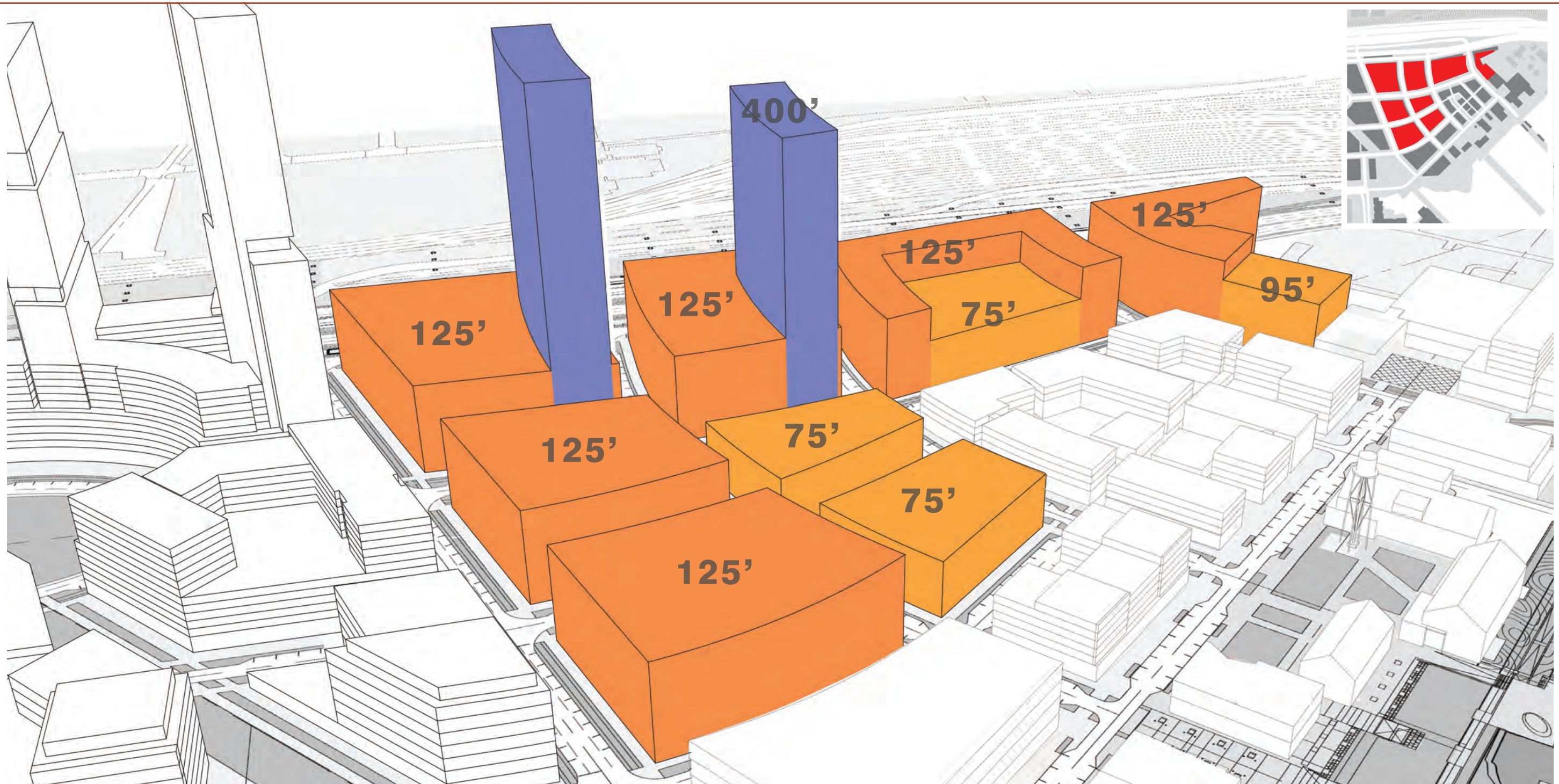
EAST END BLOCKS



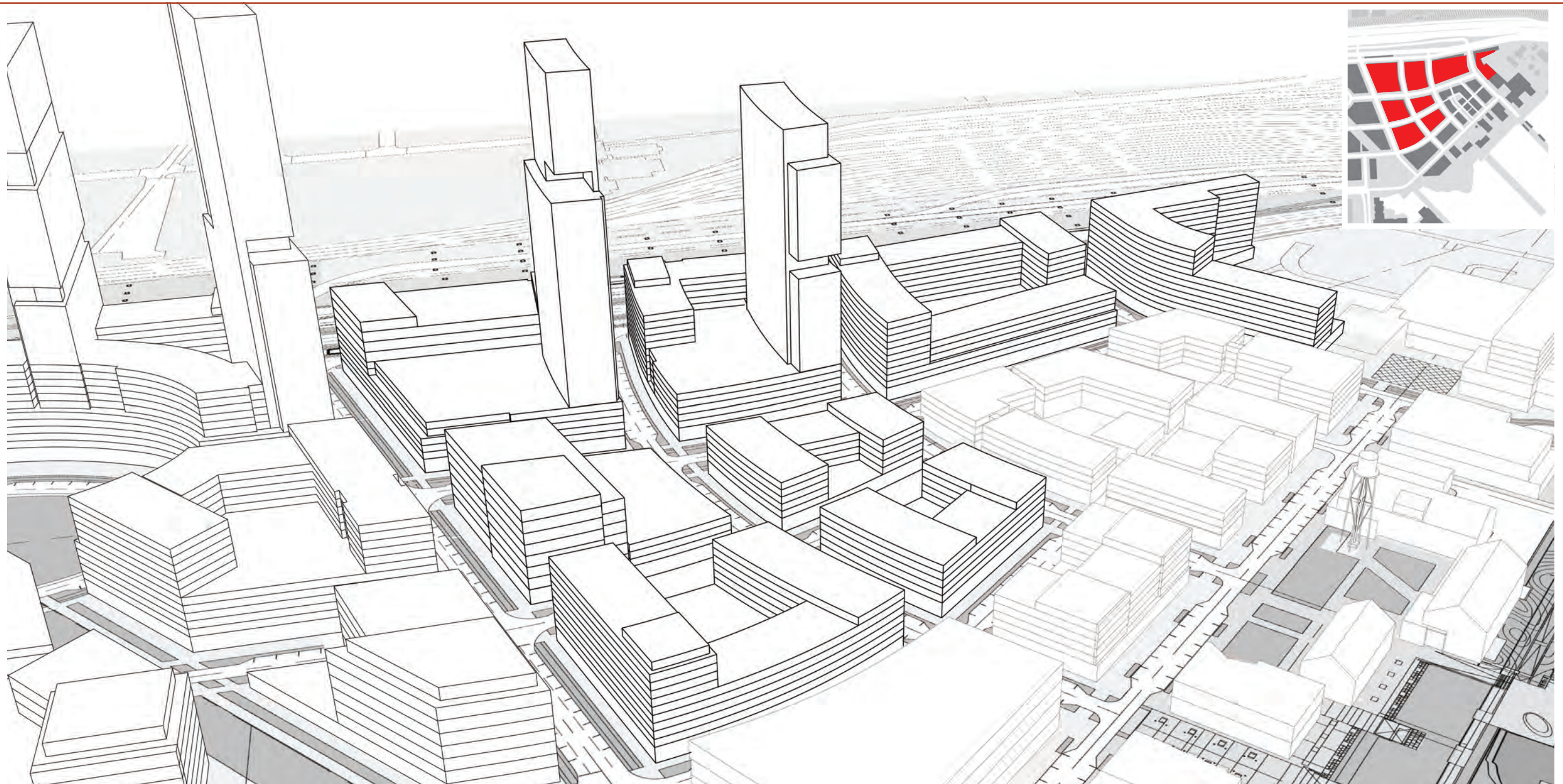
EAST END MASSING OVERLAY



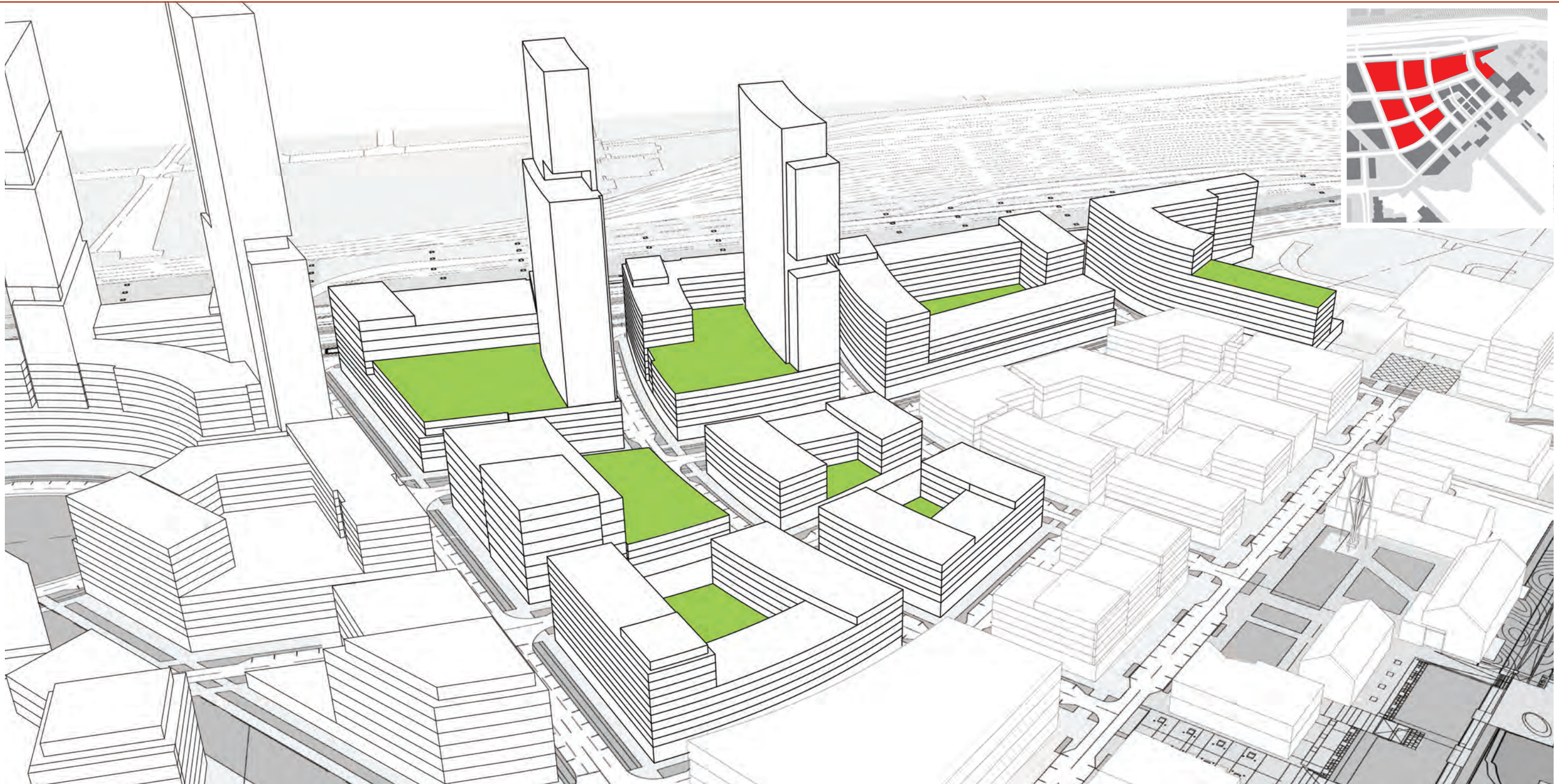
EAST END HEIGHTS



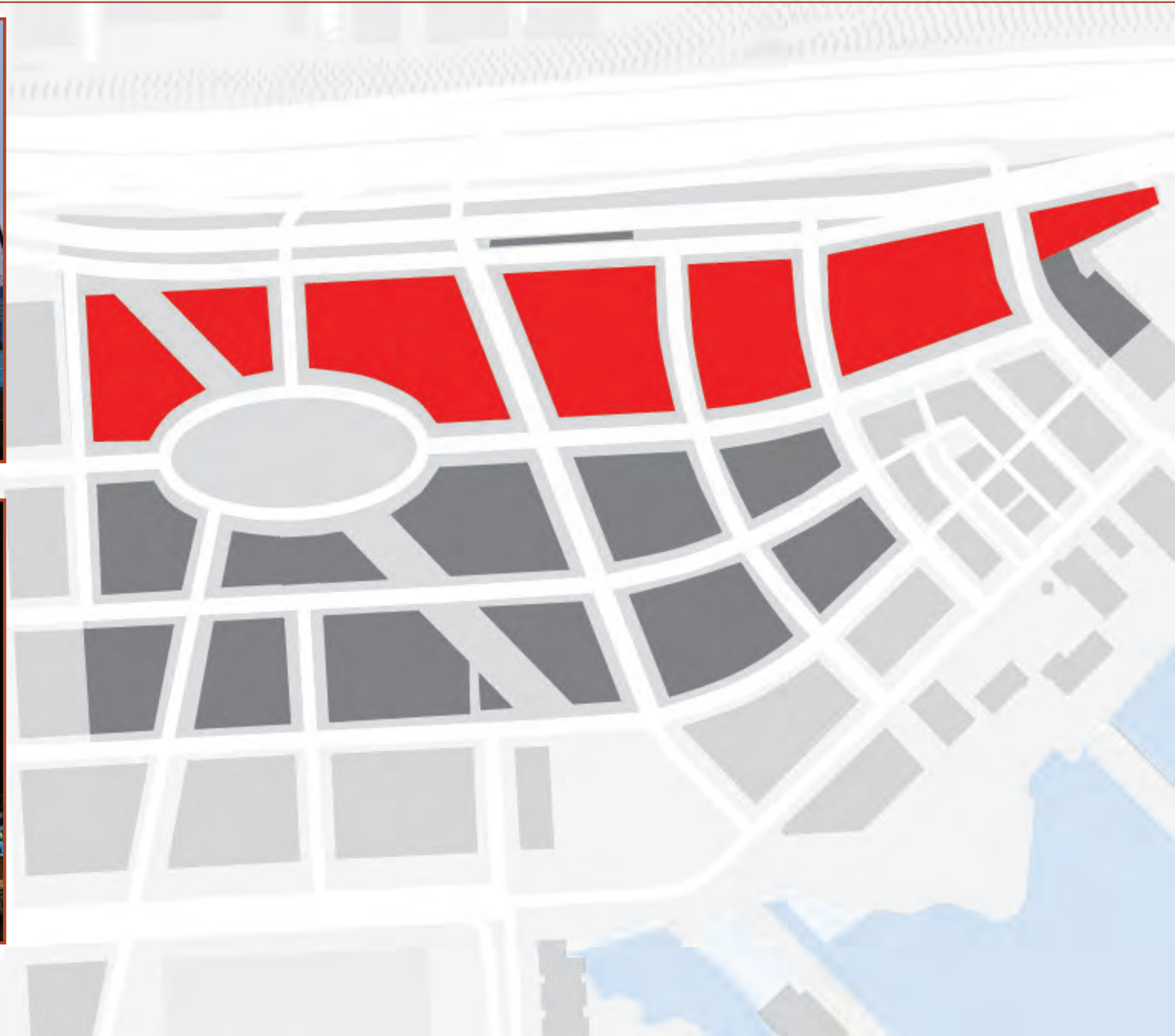
EAST END MASSING



EAST END POTENTIAL GREEN ROOFS



MCCOMAS STREET CHARACTER



EAST END & FOUNDERS PARK
AERIAL VIEW FROM THE SOUTH



EAST END & FOUNDERS PARK
AERIAL VIEW FROM THE WEST



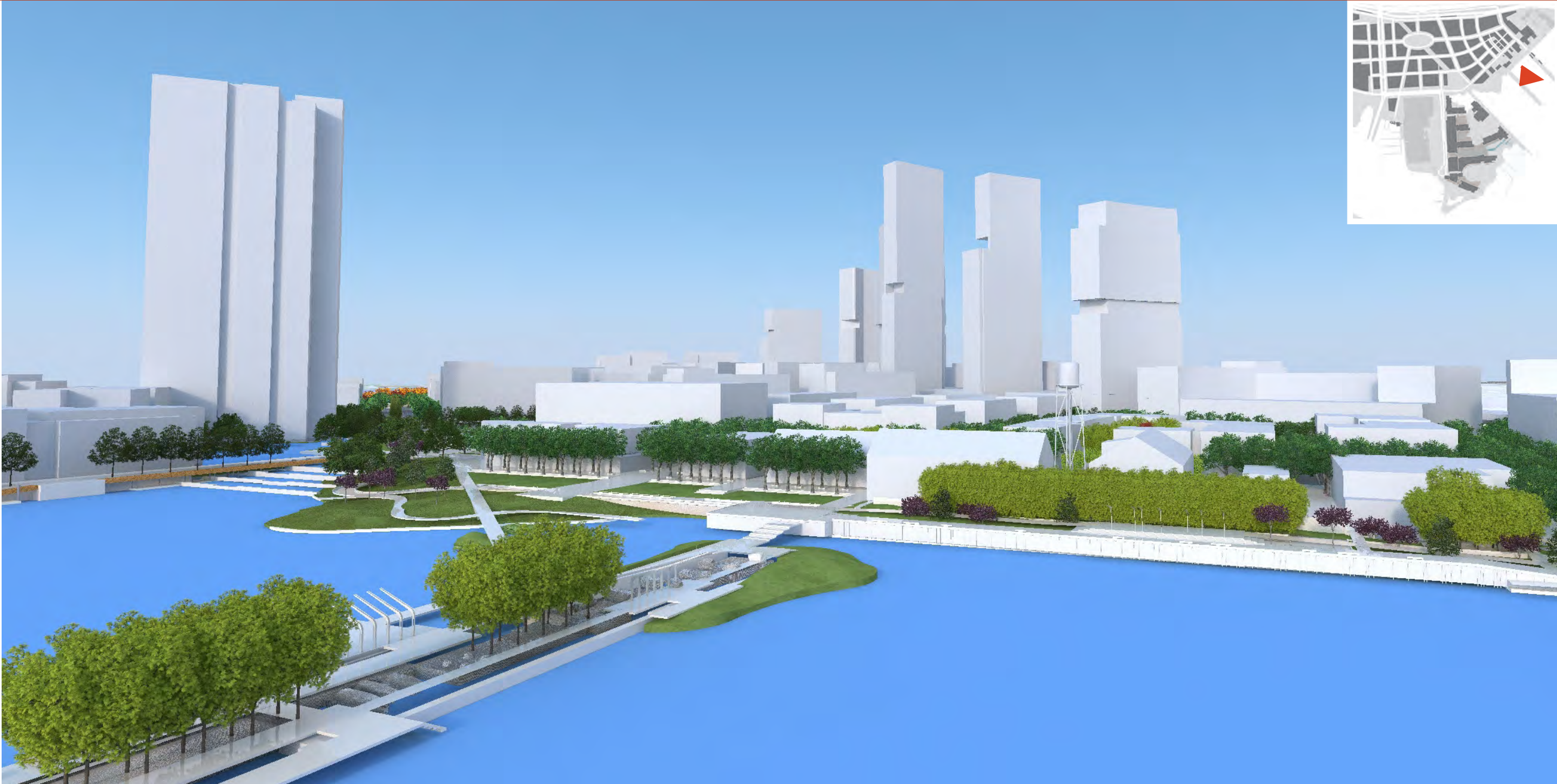
EAST END & FOUNDERS PARK
AERIAL VIEW FROM THE WEST



EAST END & FOUNDERS PARK
AERIAL VIEW FROM THE NORTH



EAST END & FOUNDERS PARK
AERIAL VIEW FROM THE EAST



NEXT STEPS

Response to comments.

Phased Master Plan.

An aerial, high-angle photograph of a modern urban development. The scene is dominated by large, white, angular buildings with flat roofs and clean lines. In the center, there is a large, circular green lawn surrounded by a row of young trees. The overall aesthetic is clean, minimalist, and futuristic. The text is overlaid on the top half of the image in a bold, white, sans-serif font.

**WE ARE FROM THIS CITY.
OF THIS CITY.
WE ARE GOING TO HELP CREATE
SOMETHING GREAT IN THIS CITY.**

— KEVIN PLANK